

# Storm Damage, Infrastructure Improvements, and Transportation

## Known Issues:

- No Sewers – this is a detriment to village redevelopment
- Impacts from Hurricane Sandy still present
- Limited Evacuation Routes –
- *According to the NYRCR Report there are approximately 873 single family homes in an ‘extreme risk assessment’ zone, meaning these properties are in extreme risk due to future storms, tidal surge, sea level rise, and other threats. 1,163 properties were deemed in a high risk assessment zone. Suffolk County reported that between 60 and 80 homes in the Mastic Beach/Shirley area were deemed unlivable or condemned due to the damage of Hurricane Sandy. (NYRCR Plan, 2013)*
- Zoning issues – Examples of pocket industrial sites, residential areas which are better suited for commercial
- Bus stop locations and lack of amenities.
- Flood zone – Impact on buildable area near shoreline. Analysis of homes in flood zone to determine possible buyouts and restoration of wetland areas.
- Invasive Phragmites overtaking waterfront - Mitigation measures needed.
- *Many streets and roadways located along the canals, creeks and bay shoreline were originally built below the base flood level and are not only subject to flooding, but act as conduits for flood waters. (Narrow Bay Plan, 1997)*

## Opportunities:

- Vacant lots and buildings present many opportunities for possible beautification projects and potential infill development.
- Gridded street pattern – Some streets stretch from the shoreline through Neighborhood Road into some of the northern neighborhoods. Great traditional walkable community.
- Inlets and coves create further opportunities for new connections and linkages - Blueway trail opportunities
- Desire to become green environmentally friendly community– rain gardens, solar panels, geothermal, future green infrastructure opportunities?
- Shoreline restoration - removal of invasives, restore natural habitats, etc.

## Considerations:

- No system to handle flooding/rainwater concerns – Possible green infrastructure initiatives? Barriers?
- The “Natural” waterfront becomes an economic catalyst for Village – hiking, biking, kayaking, eco-parks, shoreline restoration, etc.
- Increased sustainability throughout village – solar panels, geothermal, future green infrastructure opportunities, shoreline habitat restorations
- Limited Bike Lanes on area streets
- Waterfront Trails? Pedestrian/Bicycle Access to the waterfront - Combination of boardwalks and raised trails.
- Strongly encourage residents who live in high risk flood zones to consider buy-out programs. These properties can then be naturalized and contribute to flood prevention strategies.
- Removal of mosquito ditches to restore natural systems and habitats.



# MASTIC BEACH COMPREHENSIVE PLAN ISSUES AND OPPORTUNITIES

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# Residential Beautification and Public Safety Issues

## Known Issues:

- Lack of sewers is a detriment to attract new investment in Business District.
- Boarded up/Blighted homes and vacancies present health and safety issues and reflect the economy of the housing market.
- Abandoned/Vacant businesses – Blighted businesses are hurting the village’s ability to attract new entrepreneurs and tenants to the area.
- Fast traffic – traffic calming needed especially in business district.
- Waterfront beaches in disrepair
- Wetlands – Turn a negative into a positive - Preservation and enhancement of wetlands can provide opportunities for potential nature trails and education (Removals of invasives desperately needed).
- Issues with local medical and emergency services and response abilities – Inability to respond due to poor connections and transportation issues from lack of connection/roads especially because of the division from east to west of Pattersquash Creek. Neighborhood road serves as the most direct route to access either side of Mastic (Is bridge connection an option?)
- Post Sandy environmental and human health exposure to wastewater from septic systems and fuel oil from residential storage tanks. (NYRCR Plan, 2013)

## Opportunities:

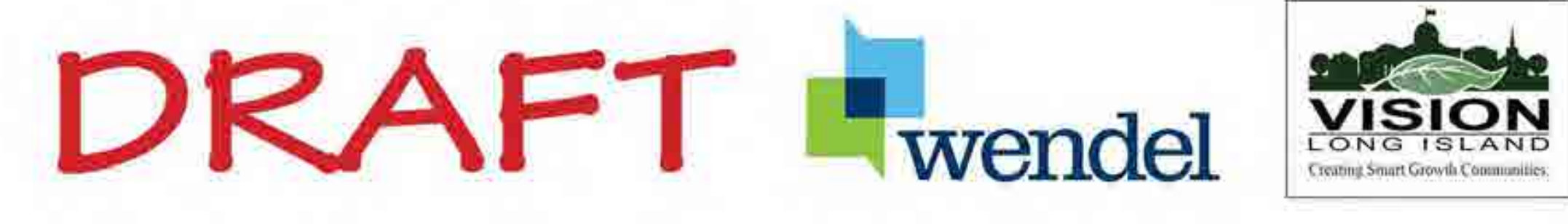
- Low key cottage character is an asset and attraction. Very affordable.
- Proximity to Great Gun Beach on Fire Island – Possible ferry service from Home creek to Great Gun Beach
- Build upon fisheries/kayaking/nautical theme and activities
- Housing diversity – Mix of big/small houses, architectural styles (Long Island cottage homes), and character.
- Wooded corridors – Look for opportunities to knit together contiguous pieces.
- Abundant waterfront shoreline
- Wetlands – Turn a negative into a positive - Preservation of wetlands can help prevent flood issues while providing opportunities for potential nature trails and education.
- Dirt roads – Possible transformation of some dirt roads into pedestrian only biking/jogging paths. Create network of trails near shoreline
- Mastic Beach Yacht Club area – Potential area to celebrate relationship to the sea with nautical themed events and activities.
- Turn dredge spoils area into waterfront attraction with sculpted mounds and overlooks, etc.

## Considerations:

- Transforming large contiguous green areas along shoreline into a major eco-park and regional attraction.
- Waterfront Trails? Pedestrian/Bicycle Access to the waterfront
- Limited Bike Lanes on area streets
- Better sense of community identity? Mastic Beach needs to identify their niche and establish a theme to for a better sense of place.
- Access to Parks and Recreation Facilities within Village
- Vacant lots and buildings present many opportunities for possible beautification projects and new potential development.



**MASTIC BEACH COMPREHENSIVE PLAN**  
ISSUES AND OPPORTUNITIES





# Economic Development

## Known Issues:

- No Sewers – this is a detriment to redevelopment of Neighborhood Road and Mastic Road Business Districts.
- Development in the commercial district of the Village of Mastic Beach is constrained by Suffolk County’s sanitary regulations that limit the wastewater flow from parcels and hence the development density and intensity of uses. (NYRCR Plan, 2013)
- Low commercial property tax base – falls on residents to pay tax responsibility for funding education and government services. No jobs or tax base. Area is mostly zoned residential.
- Abandoned/Vacant businesses – Blighted businesses are hurting the village’s ability to attract new entrepreneurs and tenants to the area. As a result, investors move elsewhere.
- Zoning issues – Examples of pocket industrial sites, residential areas which are better suited for commercial.
- Impacts from Sandy still present
- Extensive Waterfront Wetlands that are under disrepair - Existing shoreline wetlands are of poor quality.
- None/lack of waterfront businesses - Lack of amenities along the shoreline limits incentive for people to go down there.

## Opportunities:

- Mastic Beach is surrounded by blue and green.
- Neighborhood/Regional proximity – Only an hour commute from Manhattan and 13 miles from the Hamptons. 3.5 miles from the business district to the Mastic/Shirley train station. Close to Montauk Highway and the Long Island Expressway. Less than a mile distance by kayak to Fire Island, access to Fire Island via William Floyd Parkway by automobile.
- Abundant waterfront shoreline
- Vacant lots and buildings present many opportunities for possible beautification projects and new potential development.
- Municipal and Historical assets - Cultural and heritage tourism.
- Build upon fisheries/kayaking/nautical theme and activities
- Development of Shirley Point Marina would provide business opportunities for entire area, and add to the community’s tax base.
- Low key cottage character is asset. Feels like a summer vacation community
- Inlets and coves create further opportunities for new connections and linkages. Expand kayak launching opportunities whenever possible.
- Historic buildings and village history – Old Mastic is a town historic district.
- Proximity to Fire Island National Seashore – Possible ferry service from Home creek to Fire Island or other local attractions.
- Marina 1 and Yacht Club –
- Violet’s Cove Property (Private Ownership?) – Opportunity to transform area into recreational/education destination with possible trail links to downtown.
- Increase awareness to William Floyd Estate, which is a regional historic attraction.

## Considerations:

- Pedestrian/Bicycle Access to the waterfront
- Trolley tours can raise awareness to all things “Mastic Beach”
- Establish Multi-Modal Transportation Hub and Welcome Center-Tour center and park & ride facility.
- Limited Bike Lanes on area streets
- Maybe the “Natural” waterfront becomes an economic catalyst for Village – hiking, biking, kayaking, fishing, crabbing, etc.
- Business District - Limited connections/gateways/signage to promote this area as a destination.
- Many gaps present between some buildings in business district –
- Need for catalyst job producers – William Floyd School District currently employs the highest number of village residents.
- Access to Parks and Recreation Facilities within Village

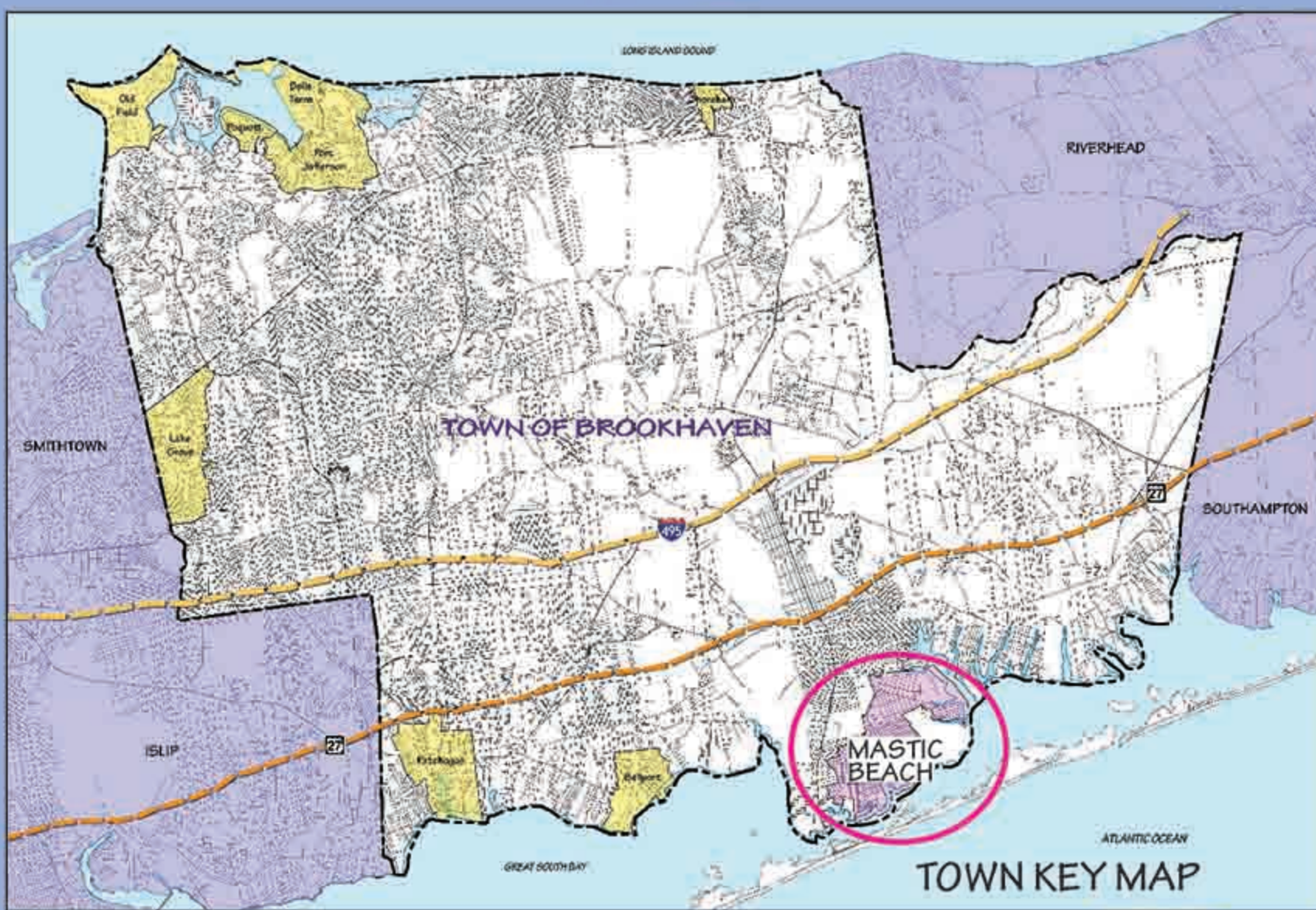


# MASTIC BEACH COMPREHENSIVE PLAN ISSUES AND OPPORTUNITIES

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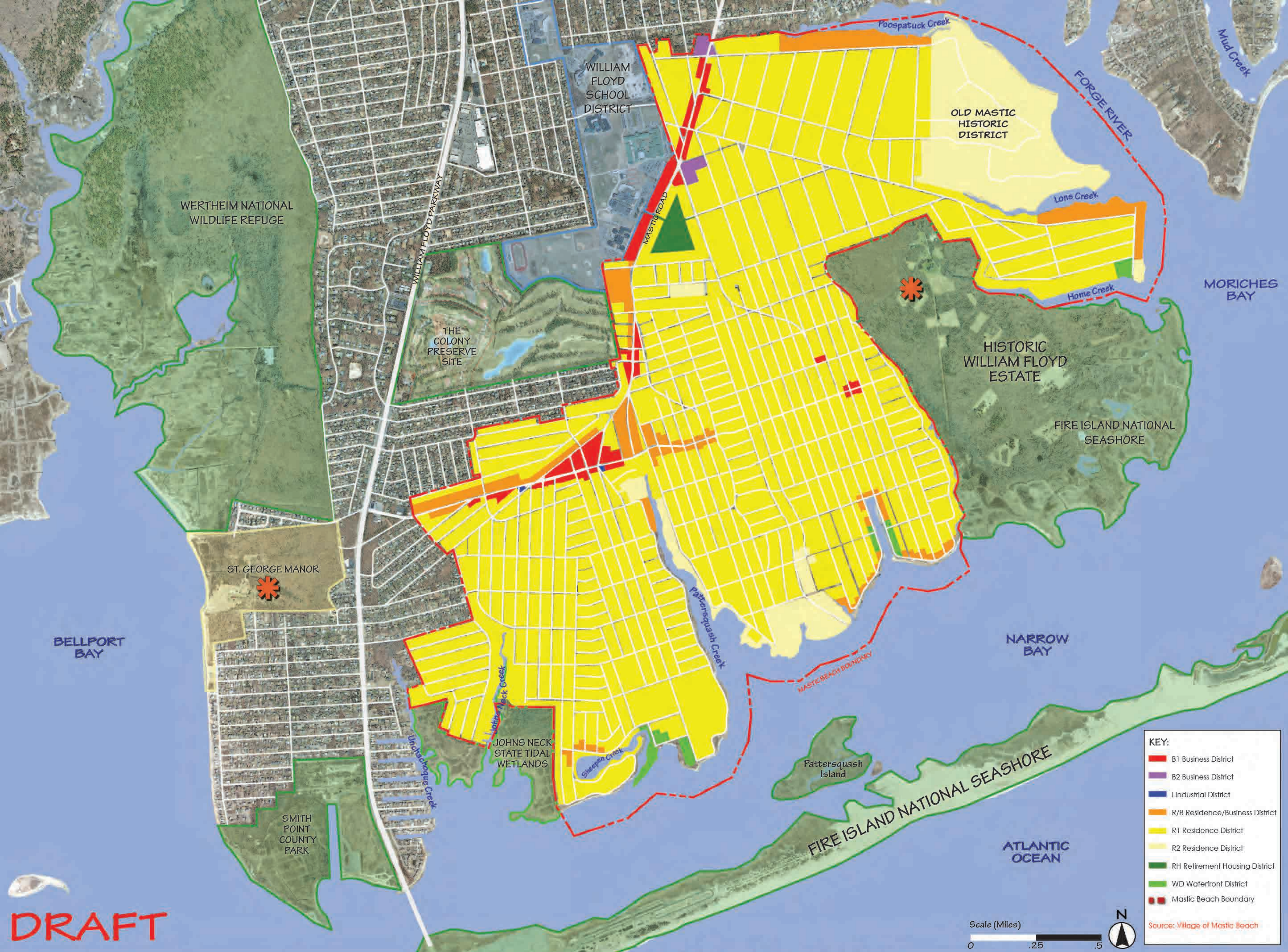
# MASTIC BEACH COMPREHENSIVE PLAN

## CONTEXT PLAN

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**KEY:**

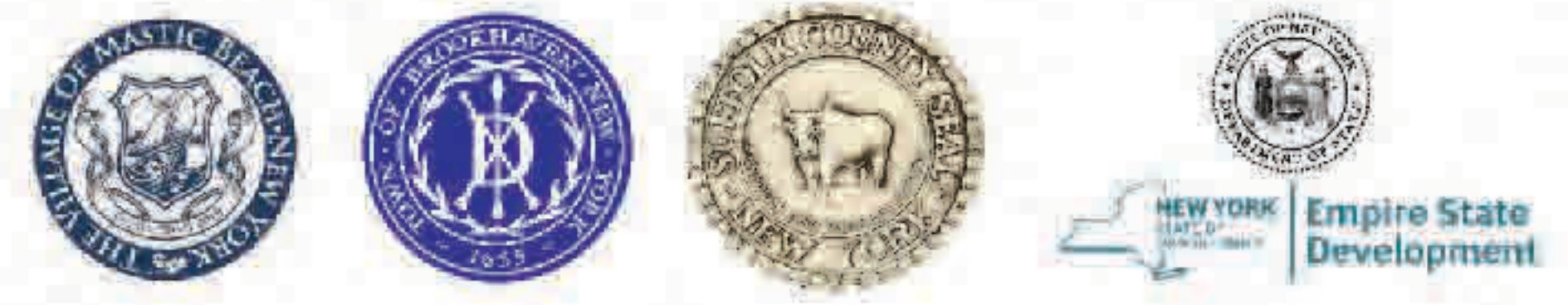
- B1 Business District
- B2 Business District
- I Industrial District
- R/B Residence/Business District
- R1 Residence District
- R2 Residence District
- RH Retirement Housing District
- WD Waterfront District
- Mastic Beach Boundary

Source: Village of Mastic Beach

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# MASTIC BEACH COMPREHENSIVE PLAN

## VILLAGE ZONING MAP







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# MASTIC BEACH COMPREHENSIVE PLAN

+/- 1930 HISTORIC AERIAL







ST. GEORGE MANOR

OLD MASTIC HISTORIC DISTRICT

HISTORIC WILLIAM FLOYD ESTATE

FORMER KNAPP ESTATE

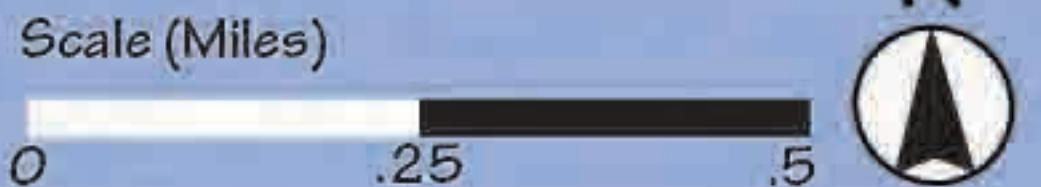
**KEY:**

- 1 WILLIAM FLOYD HOMESTEAD:  
Originated 1724  
Managed by National Park Service
- 2 MANOR OF ST. GEORGE:  
Originated 1690  
Currently a museum
- 3 FORMER KNAPP MANSION:  
Destroyed in 1938 (Hurricane)  
Removed in 1939
- 4 CHARLES JEFFERY SMITH HOME:  
Currently a private residence
- 5 FORMER RICHARD FLOYD  
HOMESTEAD AND BAYVIEW  
HOSPITAL:  
Now Bayview Park
- 6 GUEST COTTAGE ROBERT ESTATE:  
Currently a private residence
- 7 HISTORIC WOODHULL CEMETERY:  
Burial site of Nathaniel Woodhull
- 8 FORMER MASTIC BEACH HOTEL:
- 9 FORMER WOODHULL HOMESTEAD:  
Destroyed
- 10 "TAUPEONK" NICOLL FLOYD  
HOMESTEAD:  
Currently a Private Residence
- 11 FORMER "MOSS LOTS" DANA  
RESIDENCE:

Source: "The Knopps Lived Here", Website.

POTENTIAL TRANSPORTATION HUB: TO OFFER TROLLEY TOURS OF CULTURAL HERITAGE AND ECO-TOURISM SITE IN AREA

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# MASTIC BEACH COMPREHENSIVE PLAN

## HISTORIC ASSETS (CURRENT AND FORMER)







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# MASTIC BEACH COMPREHENSIVE PLAN

## PARKS AND RECREATION ASSETS







WERTHEIM NATIONAL WILDLIFE REFUGE

WILLIAM FLOYD SCHOOL DISTRICT

OLD MASTIC HISTORIC DISTRICT

WILLIAM FLOYD PARKWAY

MASTIC ROAD

Poospatuck Creek

FORGE RIVER

Lons Creek

Home Creek

MORICHES BAY

POTENTIAL NEW LIBRARY

THE COLONY PRESERVE SITE

POTENTIAL NEW TOWN PARK WITH BIKE ROUTE CONNECTIONS

HISTORIC WILLIAM FLOYD ESTATE

FIRE ISLAND NATIONAL SEASHORE

NEIGHBORHOOD ROAD BUSINESS DISTRICT

ST. GEORGE MANOR

BELLPORT BAY

NARROW BAY

POSSIBLE ECO-PARK

POTENTIAL ECO-CENTER

POSSIBLE ECO-PARK

JOHNS NECK STATE TIDAL WETLANDS

POSSIBLE ECO-PARK

Pattersquash Island

FIRE ISLAND NATIONAL SEASHORE

ATLANTIC OCEAN

Updatuck Creek

Johns Neck Creek

Shawnee Creek

Pattersquash Creek

MASTIC BEACH BOUNDARY

PROPOSED MULTI-MODAL TRANSPORTATION HUB AND WELCOME CENTER -

•FACILITY COULD OFFER BIKE RENTALS AND TOURS OF VILLAGE ATTRACTIONS; WILLIAM FLOYD ESTATE, ECO-PARKS, AND FIRE ISLAND NATIONAL SEASHORE, ETC.

**KEY:**

- Existing Bicycle Lane Class 2 (On-Road Striped Lane)
- On-Road Bicycle Route Class 3, (On-Road Singed Route)
- Connecting Routes (Unassigned)
- Potential Main Shoreline Multi-Use Trail
- Proposed Secondary Bike Trails and/or Multi-Use
- Mastic Beach Boundary

Source: Long Island Bikeways and Trailways Map, New York State Department of Transportation

Scale (Miles)

0 0.25 0.5

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**MASTIC BEACH COMPREHENSIVE PLAN**  
**BIKE NETWORK**







WERTHEIM NATIONAL WILDLIFE REFUGE

WILLIAM FLOYD SCHOOL DISTRICT

OLD MASTIC HISTORIC DISTRICT

ST. GEORGE MANOR

THE COLONY PRESERVE SITE

POTENTIAL NEW TOWN PARK

HISTORIC WILLIAM FLOYD ESTATE

FIRE ISLAND NATIONAL SEASHORE

NEIGHBORHOOD ROAD BUSINESS DISTRICT

POSSIBLE ECO-PARK

POTENTIAL ECO-CENTER

POSSIBLE ECO-PARK

JOHNS NECK STATE TIDAL WETLANDS

POSSIBLE ECO-PARK

SMITH POINT COUNTY PARK

Pattersquash Island

FIRE ISLAND NATIONAL SEASHORE

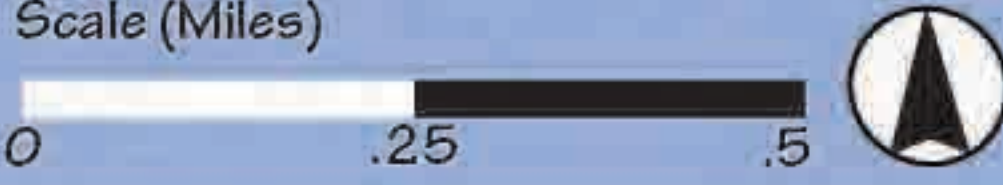
ATLANTIC OCEAN

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**KEY:**

- 7D/7E TRANSIT STOPS
- S66 TRANSIT STOPS
- 7D/7E Route
- S66 Eastbound/Westbound Route
- Mastic Beach Boundary
- Summer Seaside Route Only
- Proposed Trolley and Shuttle Route

Source: Suffolk County Bus Schedule.



# MASTIC BEACH COMPREHENSIVE PLAN

## TRANSIT NETWORK







# MASTIC BEACH COMPREHENSIVE PLAN

## FLOOD RISK (FEMA)







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**MASTIC BEACH COMPREHENSIVE PLAN  
WETLAND MAP  
STATE AND FEDERAL WETLANDS**

**KEY:**

- State Regulated Wetlands
- Nationally Inventoried Wetlands
- Mastic Beach Boundary

Source: NYDEC





**DECOMMISSIONED AND/OR REPURPOSED STREETS FOR MULTI-USE ACCESS**

**REPURPOSED STREETS:** New streets may function as emergency access only, pedestrian multi-use access, limited vehicular use, or boardwalk/greenway feature.

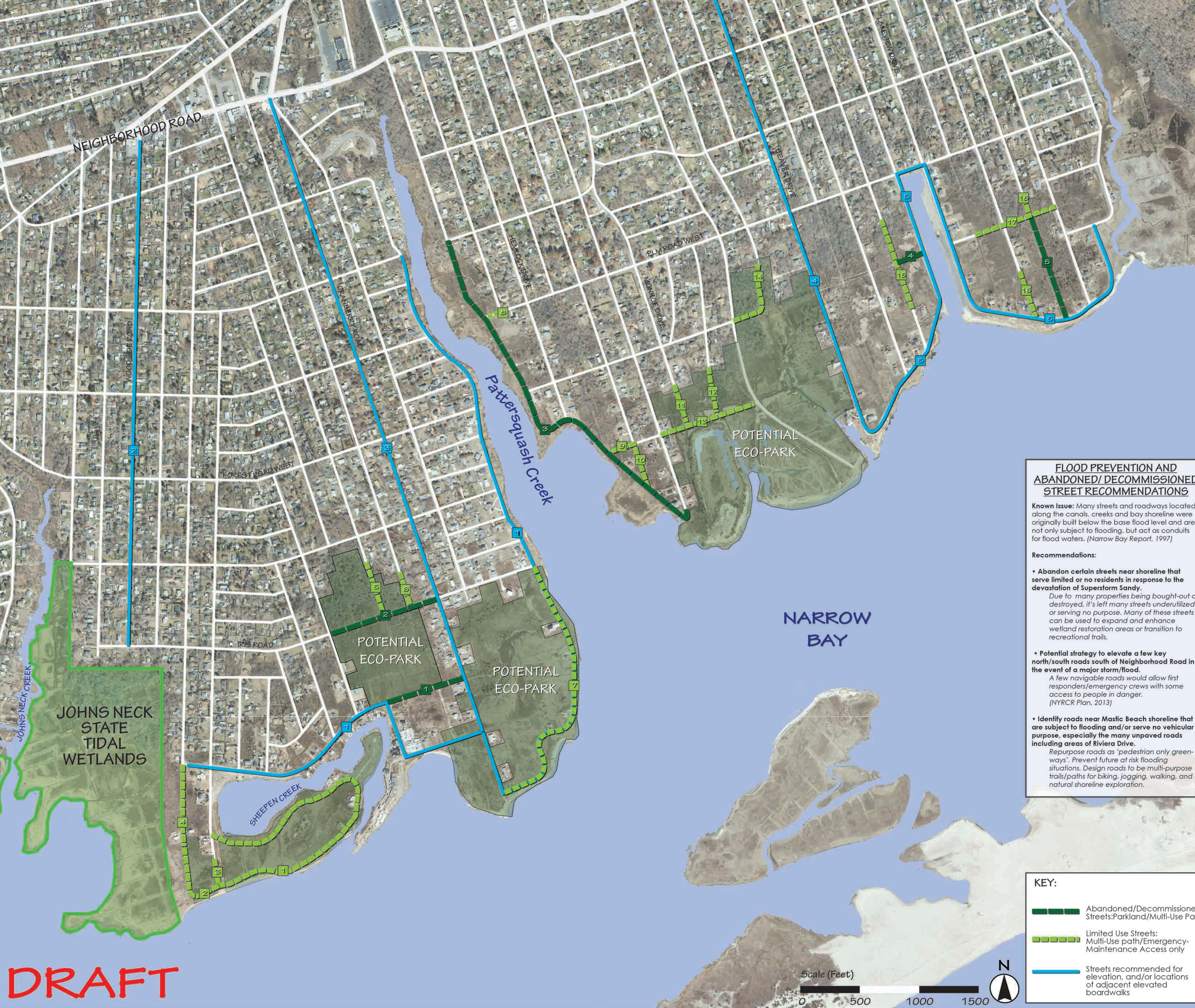
- 1 Riviera Road - On Sheepsen Creek peninsula
- 2 Laurelton Drive - Between Riviera Road and Huntington Drive
- 3 Huntington Drive - South end to first property
- 4 Peconic Drive - South end to Park Place
- 5 Elder Drive - South end to first property
- 6 Diana Drive - South end to first property
- 7 Riviera Drive - From Cranberry Drive to Hickory Road
- 8 Elm Road West - From W Riviera Drive to Overlook Drive
- 9 Grove Road - From W Riviera Drive to Magnolia Drive
- 10 Magnolia Drive - From W Riviera Drive to Grove Road
- 11 Monroe Drive - From Grove Road to first property
- 12 Lafayette Drive - From Grove Road to first property
- 13 Grove Road - From Locust Drive to Jefferson Drive
- 14 McKinley Drive - From Forest Road East to first property
- 15 Longfellow Drive - Small portion between Riviera Drive and Elm Road East
- 16 Woodland Drive - From Riviera Drive to first property
- 17 Forest Road East - Between Mastic Beach Yacht Club and Washington Drive
- 18 Washington Drive - Small portion north of

**DECOMMISSIONED OR ABANDONED STREETS:** Potential street segments will be subject to naturalization and, habitat restoration, and/or greenway/shoreline

- 1 Iris Road - From Floral Court to Cranberry Drive
- 2 Hickory Road - From Montauk Drive to Cranberry Drive
- 3 W Riviera Drive - From Dogwood Road West to Locust Drive
- 4 Forest Road East - From Longfellow Road East to Riviera Drive
- 5 Washington Drive - From Forest Road East to Riviera Drive

**POTENTIAL STREETS RECOMMENDED FOR ELEVATION:** Streets which may serve important north/south access for emergency services and those abutting the shoreline.

- 1 Riviera Drive - Floral Court - Violet Road - Cranberry Drive - Riviera Road (Abutting Shoreline)
- 2 Woodside Road -
- 3 Cranberry Road -
- 4 Beaver Drive - From Neighborhood Road to shoreline
- 5 Riviera Drive - From Beaver Drive to Park Drive



**FLOOD PREVENTION AND ABANDONED/ DECOMMISSIONED STREET RECOMMENDATIONS**

**Known Issue:** Many streets and roadways located along the canals, creeks and bay shoreline were originally built below the base flood level and are not only subject to flooding, but act as conduits for flood waters. (Narrow Bay Report, 1997)

**Recommendations:**

- Abandon certain streets near shoreline that serve limited or no residents in response to the devastation of Superstorm Sandy.  
Due to many properties being bought-out or destroyed, it's left many streets underutilized or serving no purpose. Many of these streets can be used to expand and enhance wetland restoration areas or transition to recreational trails.
- Potential strategy to elevate a few key north/south roads south of Neighborhood Road in the event of a major storm/flood.  
A few navigable roads would allow first responders/emergency crews with some access to people in danger. (NYRCR Plan, 2013)
- Identify roads near Mastic Beach shoreline that are subject to flooding and/or serve no vehicular purpose, especially the many unpaved roads including areas of Riviera Drive.  
Repurpose roads as 'pedestrian only greenways'. Prevent future at risk flooding situations. Design roads to be multi-purpose trails/paths for biking, jogging, walking, and natural shoreline exploration.

**KEY:**

- Abandoned/Decommissioned Streets/Parkland/Multi-Use Path
- Limited Use Streets: Multi-Use path/Emergency-Maintenance Access only
- Streets recommended for elevation, and/or locations of adjacent elevated boardwalks

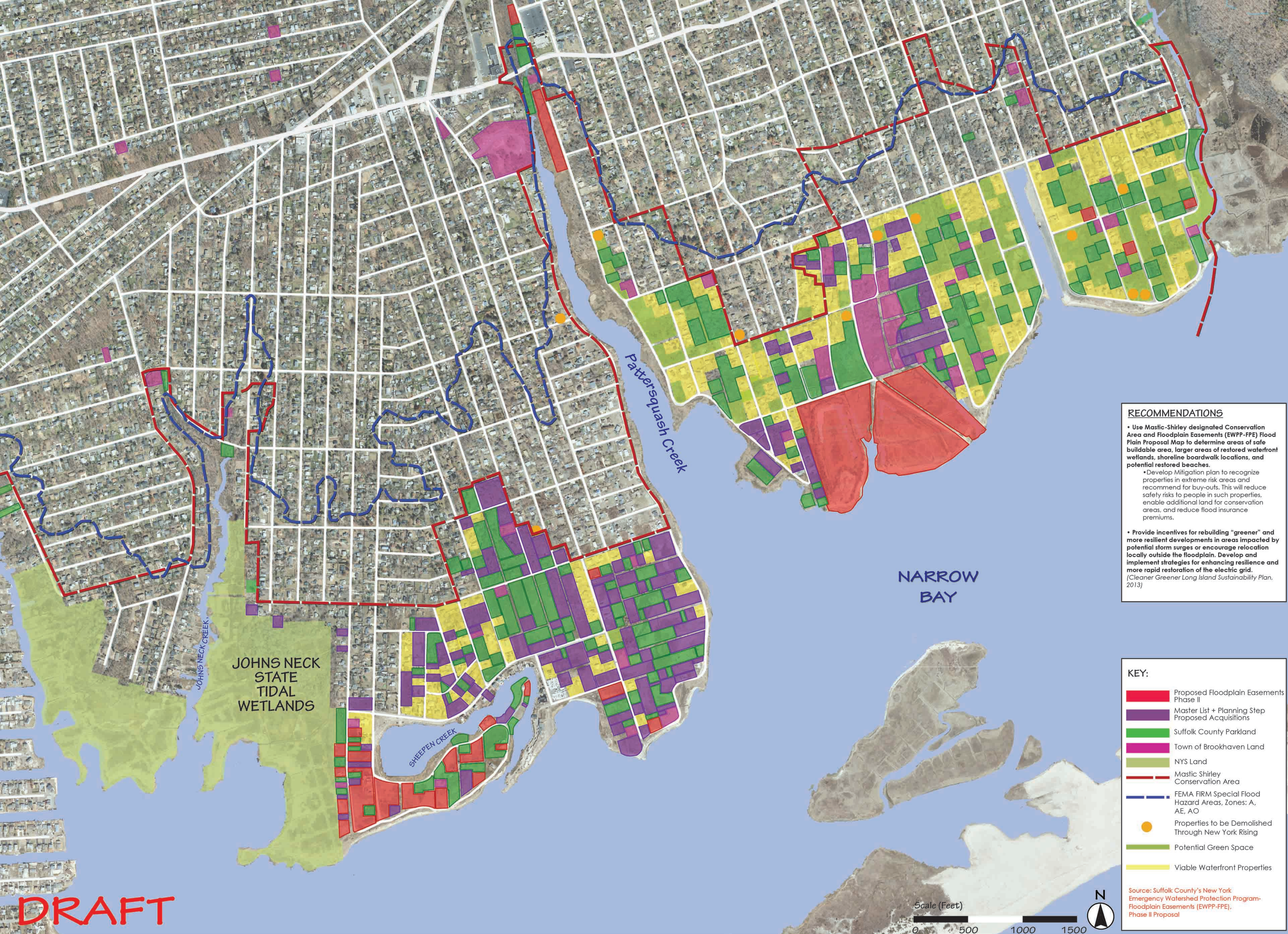
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**MASTIC BEACH COMPREHENSIVE PLAN**  
PROPOSED REPURPOSED OR ABANDONED STREETS







**RECOMMENDATIONS**

- Use Mastic-Shirley designated Conservation Area and Floodplain Easements (EWPP-FPE) Flood Plain Proposal Map to determine areas of safe buildable area, larger areas of restored waterfront wetlands, shoreline boardwalk locations, and potential restored beaches.
- Develop Mitigation plan to recognize properties in extreme risk areas and recommend for buy-outs. This will reduce safety risks to people in such properties, enable additional land for conservation areas, and reduce flood insurance premiums.
- Provide incentives for rebuilding "greener" and more resilient developments in areas impacted by potential storm surges or encourage relocation locally outside the floodplain. Develop and implement strategies for enhancing resilience and more rapid restoration of the electric grid. (Cleaner Greener Long Island Sustainability Plan, 2013)

**KEY:**

- Proposed Floodplain Easements Phase II
- Master List + Planning Step Proposed Acquisitions
- Suffolk County Parkland
- Town of Brookhaven Land
- NYS Land
- Mastic Shirley Conservation Area
- FEMA FIRM Special Flood Hazard Areas, Zones: A, AE, AO
- Properties to be Demolished Through New York Rising
- Potential Green Space
- Viable Waterfront Properties

Source: Suffolk County's New York Emergency Watershed Protection Program-Floodplain Easements (EWPP-FPE), Phase II Proposal

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# MASTIC BEACH COMPREHENSIVE PLAN

## LAND PROTECTION EASEMENTS AND FUTURE PARKLAND

