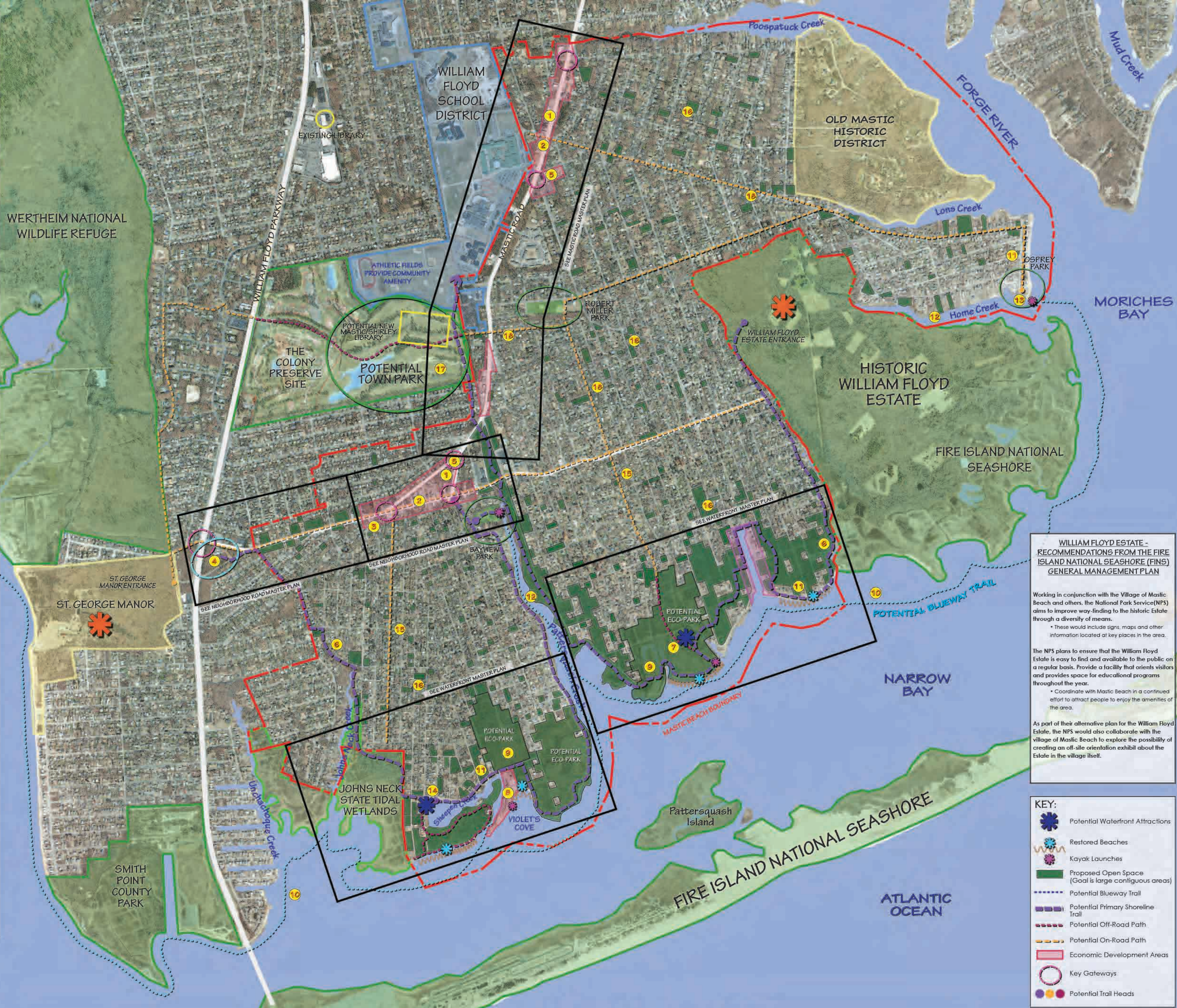


**OVERALL MASTER PLAN RECOMMENDATIONS**

1. Providing public sewers is critical to new investment and redevelopment of the Mastic Beach Business Districts/Corridors. Future construction of a sewer district is highly recommended.
  - Sewering makes it possible for property owners to generate a greater volume of wastewater than is permitted when only on-site systems are in place.
  - Initial redevelopment of the "downtown" can be stimulated by giving developers greater opportunity to secure their investments (lower their risk) with additional density.
  - Sewering makes possible high wastewater flow uses such as restaurants and medical clinics, which will be important to and help diversify a redeveloped downtown.
  - Sewering will meet one of the goals of the LIREDC: Rebuild and expand infrastructure to improve job access, revitalize downtowns and transit hubs, speed trade, and attract and retain dynamic regional businesses and highly skilled workers. (NYRCR Plan, 2013)
2. Enhance and develop commercial districts and adopt a "downtown" zoning code.
  - Propose a "downtown" zoning similar to the town's J-5 Business District that would permit a mix of land uses. The purpose of the zoning designation would be to connect people with desired services like retail sales, offices, taverns, theaters, cafes, thrift stores, etc. (NYRCR Plan)
3. Introduce roundabouts to calm traffic and improve the pedestrian experience in the business district. They also act as gateways to the business district.
4. Potential design and construction of a Multi-Modal Transportation Hub and Welcome Center at the intersection of Havenwood Road and William Floyd Parkway.
  - Facility could also function as a visitors center providing users with information highlighting the nearby attractions located in Mastic Beach. Trolleys could take tours of Eco and Heritage sites.
5. Provide enhanced gateway at key business district intersections -
  - Use intersections as designated areas for way-finding signage directing people to local Mastic Beach attractions.
6. Future trail network within potential development of an Eco-Park along shoreline.
  - Trails to be accessible at grade utilizing existing roads or an elevated boardwalk. Trails could feature interpretive signage, overlook areas, restored wetlands, enhanced habitats, and connections to new waterfront attractions.
7. Establish an Eco-Center near the end of Jefferson Drive within major Eco-Park.
  - Utilize Eco-Center as a low-impact (elevated on piers) nature center, gift shop, small restaurant, and potential laboratory for shoreline restoration field work and environmental education.
  - Partnership opportunities with NYSDEC, Suffolk County, and Town of Brookhaven, etc.
8. Encourage redevelopment of Violet's Cove Property in an initiative to rebuild/restore waterfront attractions.
  - Attract developer to envision a resilient/sustainable concept for the area. Community goal is to have a focal waterfront attraction such as an event center, or an interactive multi-functional facility
9. Protect, Enhance and Restore wetland areas: Remove phragmites and replace with nature seagrass (NYRCR Plan)
10. Implement a blueway trail system along the shoreline expanding upon the trail that currently exists in the Great South Bay.
11. Evaluate designated roads and homes within high flood risk zones.
12. Prioritize the dredging of the creeks and canals.
  - These water bodies should be dredged and their banks stabilized. Dredging can improve the water quality and the capacity for recreational uses.
13. Potential ferry service or boat tours from Osprey Park and/or Violet's Cove to shoreline destinations like Great Gun Beach, Smith Point Park, and Fire Island.
14. Potential area for waterfront attraction.
  - Area could have small nature center, event center, seasonal uses, and/or kayak launch/bike rentals, etc.
15. Identify roads which create a linear link from Neighborhood Road or beyond, straight down to the waterfront -
  - Analyze potential streets to incorporate space for a potential bike lane/multi-purpose trail.
16. Take advantage of blighted/foreclosed vacant homes and vacant lots within neighborhoods by investing in them in order to grow tax base, and unify community with habitable safe housing.
17. Establish signature public park at Colony Preserve site.
  - Site contains 98 acres of undeveloped parkland. Park could accommodate bike lane trail connections and new access to the surrounding community providing people with new connectivity and opportunities (Site may also contain new library location).
18. Link passive and active parks to downtowns by strengthening a regional biking and hiking trail network. (Suffolk County Comp Plan 2035)



**WILLIAM FLOYD ESTATE - RECOMMENDATIONS FROM THE FIRE ISLAND NATIONAL SEASHORE (FINS) GENERAL MANAGEMENT PLAN**

Working in conjunction with the Village of Mastic Beach and others, the National Park Service (NPS) aims to improve way-finding to the historic Estate through a diversity of means.

- These would include signs, maps and other information located at key places in the area.

The NPS plans to ensure that the William Floyd Estate is easy to find and available to the public on a regular basis. Provide a facility that orients visitors and provides space for educational programs throughout the year.

- Coordinate with Mastic Beach in a continued effort to attract people to enjoy the amenities of the area.

As part of their alternative plan for the William Floyd Estate, the NPS would also collaborate with the village of Mastic Beach to explore the possibility of creating an off-site orientation exhibit about the Estate in the village itself.

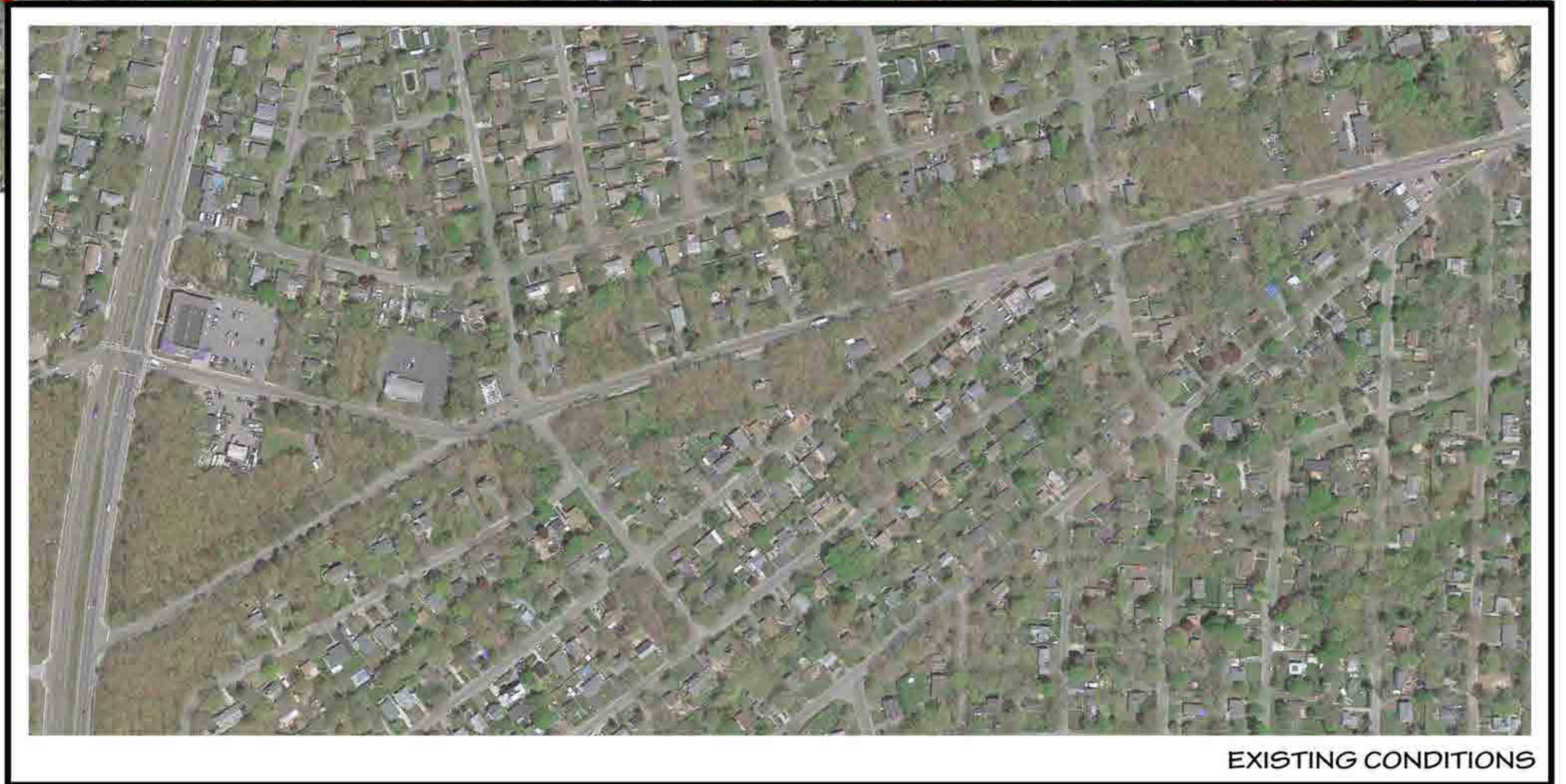
**KEY:**

- Potential Waterfront Attractions
- Restored Beaches
- Kayak Launches
- Proposed Open Space (Goal is large contiguous areas)
- Potential Blueway Trail
- Potential Primary Shoreline Trail
- Potential Off-Road Path
- Potential On-Road Path
- Economic Development Areas
- Key Gateways
- Potential Trail Heads

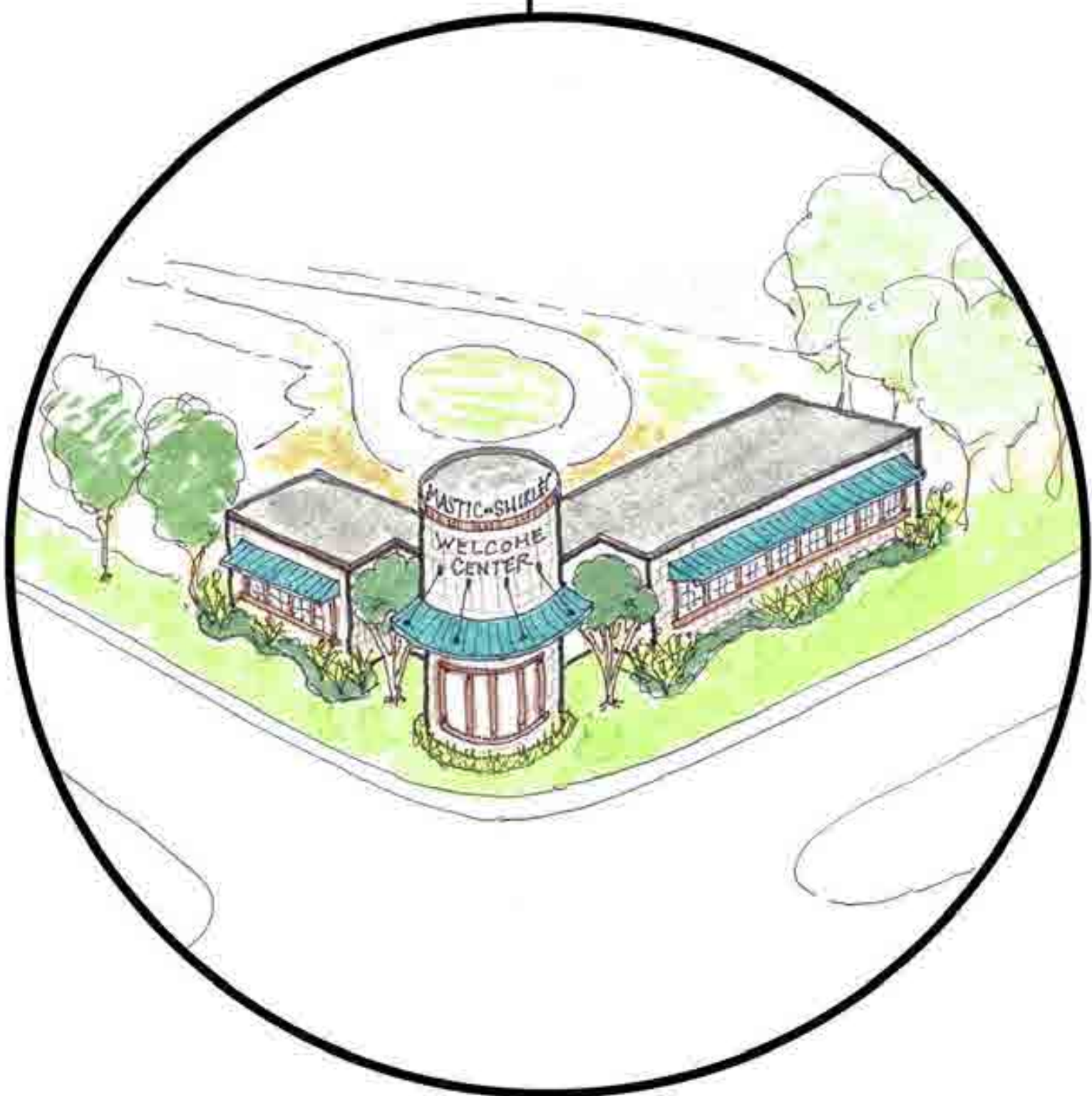
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**MASTIC BEACH COMPREHENSIVE PLAN**  
**MASTER PLAN**





EXISTING CONDITIONS



**MULTI-MODAL TRANSPORTATION HUB & WELCOME CENTER**

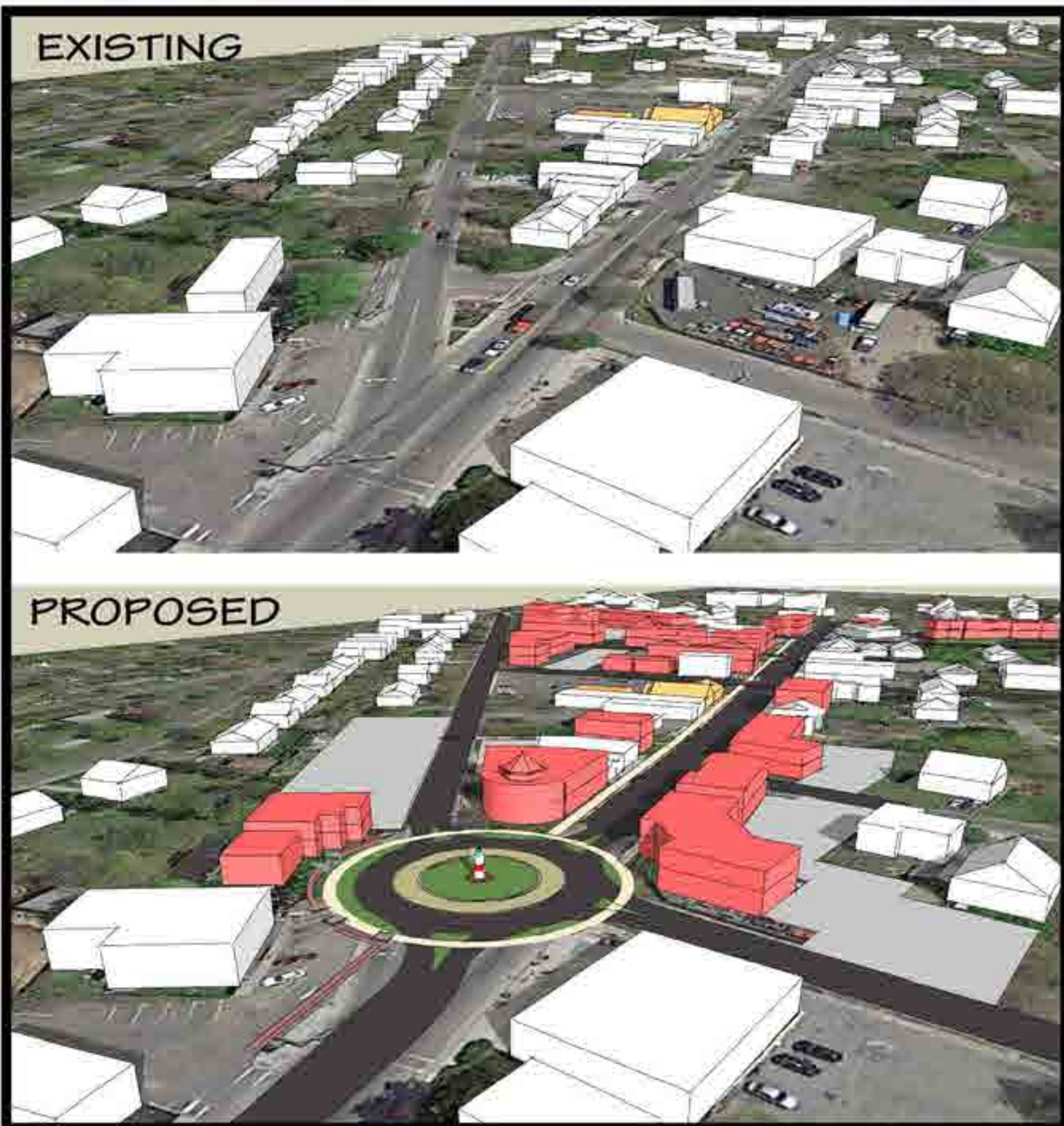
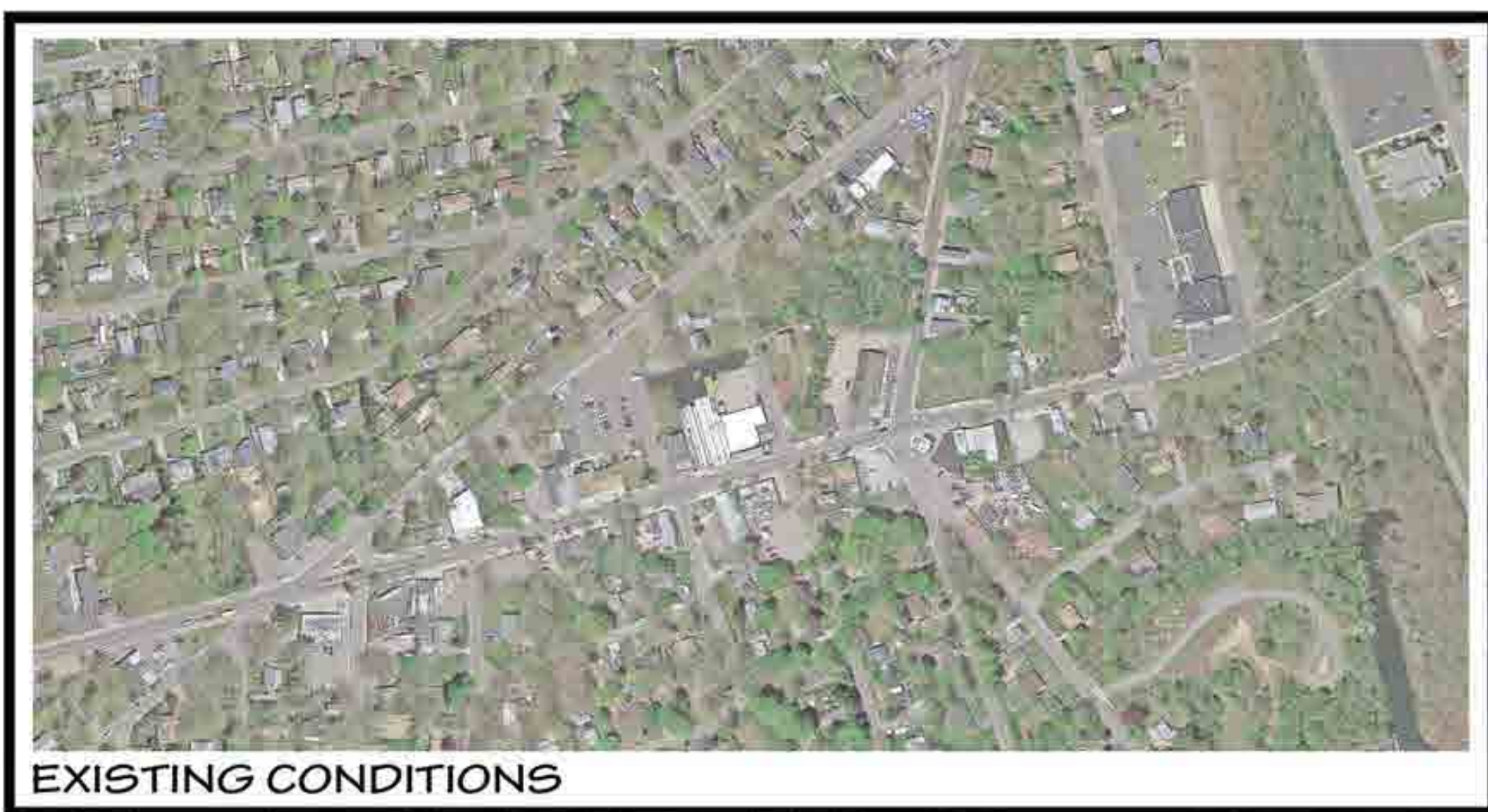
- TROLLEY TOURS TO AREA ECO AND HERITAGE TOURISM SITES
- VISITORS CENTER FOR LOCAL ATTRACTIONS AND FIRE ISLAND NATIONAL SEASHORE
- BICYCLE CENTER- RENTALS?
- PARK AND RIDE FOR BEACH- NATIONAL SEASHORE
- BUS STOP FOR LOCAL AND REGIONAL METRO BUSES
- TOUR BUS PICKUP AND DROP-OFF?

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**MASTIC BEACH COMPREHENSIVE PLAN**  
**NEIGHBORHOOD ROAD MASTER PLAN**

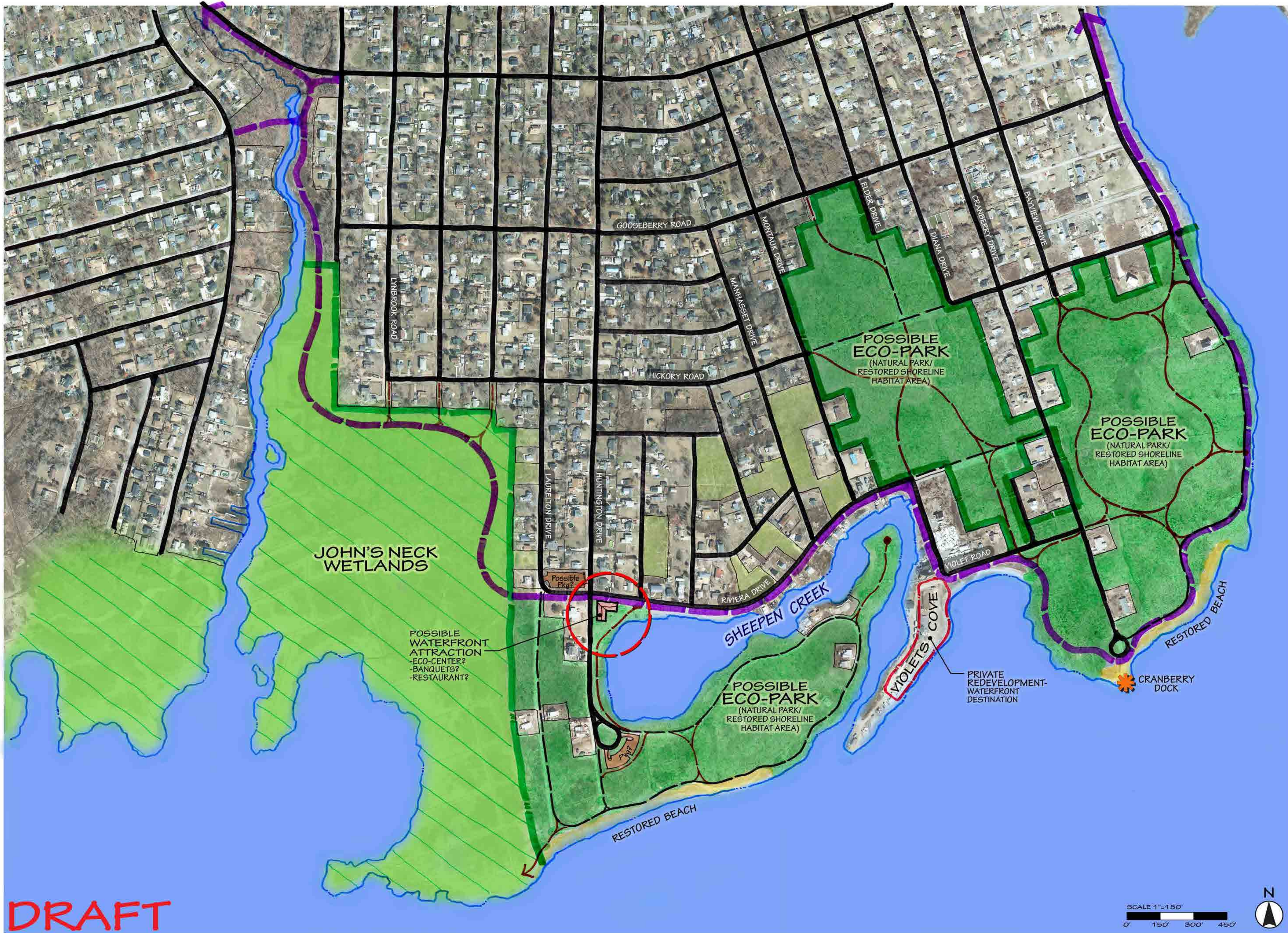




# MASTIC BEACH COMPREHENSIVE PLAN

## NEIGHBORHOOD ROAD MASTER PLAN



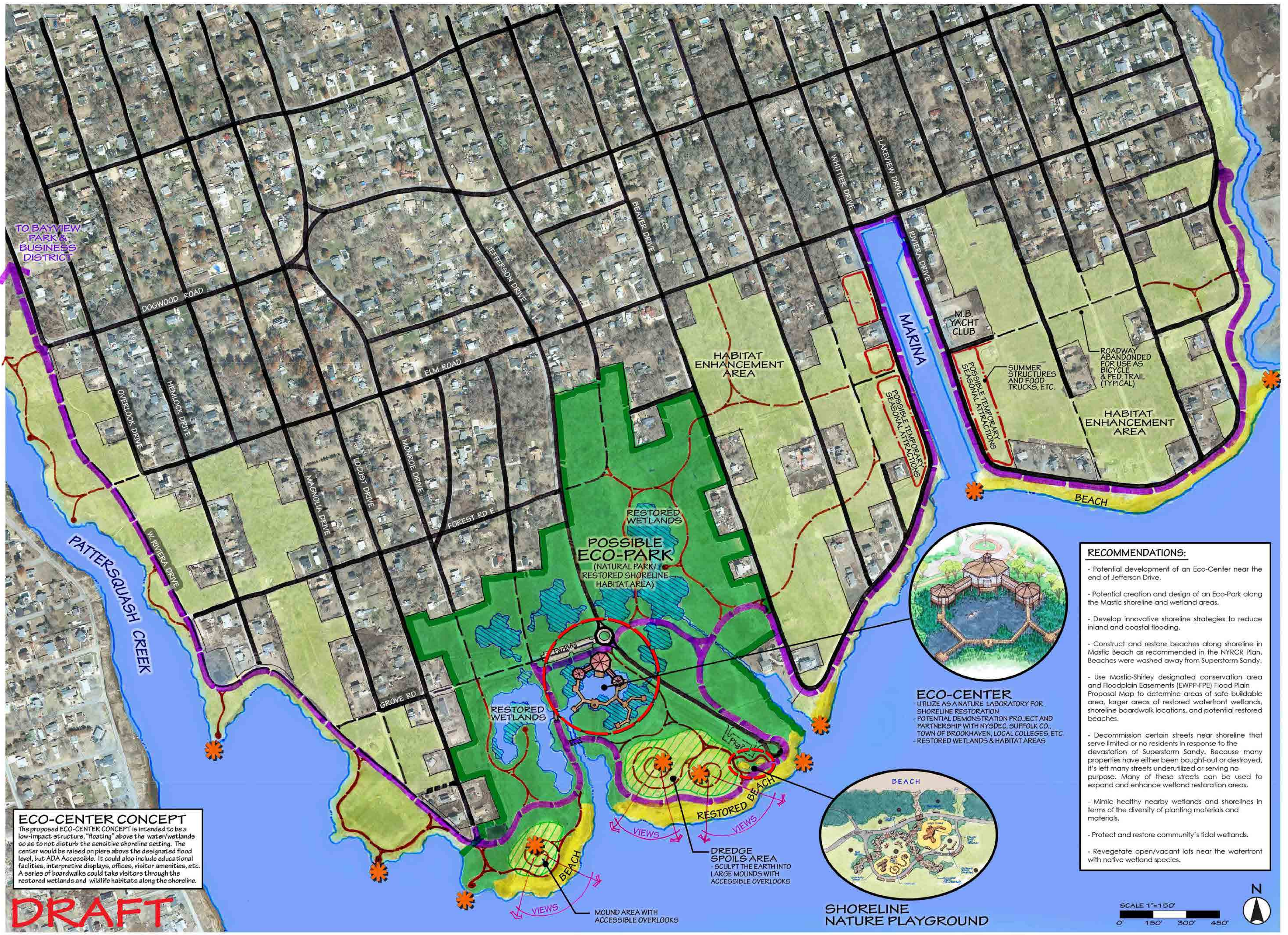


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# MASTIC BEACH COMPREHENSIVE PLAN

## WATERFRONT MASTER PLAN





**ECO-CENTER CONCEPT**  
 The proposed ECO-CENTER CONCEPT is intended to be a low-impact structure, "floating" above the water/wetlands so as to not disturb the sensitive shoreline setting. The center would be raised on piers above the designated flood level, but ADA Accessible. It could also include educational facilities, interpretive displays, offices, visitor amenities, etc. A series of boardwalks could take visitors through the restored wetlands and wildlife habitats along the shoreline.



**ECO-CENTER**  
 - UTILIZE AS A NATURE LABORATORY FOR SHORELINE RESTORATION  
 - POTENTIAL DEMONSTRATION PROJECT AND PARTNERSHIP WITH NYSDEC, SUFFOLK CO., TOWN OF BROOKHAVEN, LOCAL COLLEGES, ETC.  
 - RESTORED WETLANDS & HABITAT AREAS



**SHORELINE NATURE PLAYGROUND**

- RECOMMENDATIONS:**
- Potential development of an Eco-Center near the end of Jefferson Drive.
  - Potential creation and design of an Eco-Park along the Mastic shoreline and wetland areas.
  - Develop innovative shoreline strategies to reduce inland and coastal flooding.
  - Construct and restore beaches along shoreline in Mastic Beach as recommended in the NYRCR Plan. Beaches were washed away from Superstorm Sandy.
  - 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.
  - Decommission certain streets near shoreline that serve limited or no residents in response to the devastation of Superstorm Sandy. Because many properties have either been 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.
  - Mimic healthy nearby wetlands and shorelines in terms of the diversity of planting materials and materials.
  - Protect and restore community's tidal wetlands.
  - Revegetate open/vacant lots near the waterfront with native wetland species.



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# ECO-PARK / ECO-CENTER

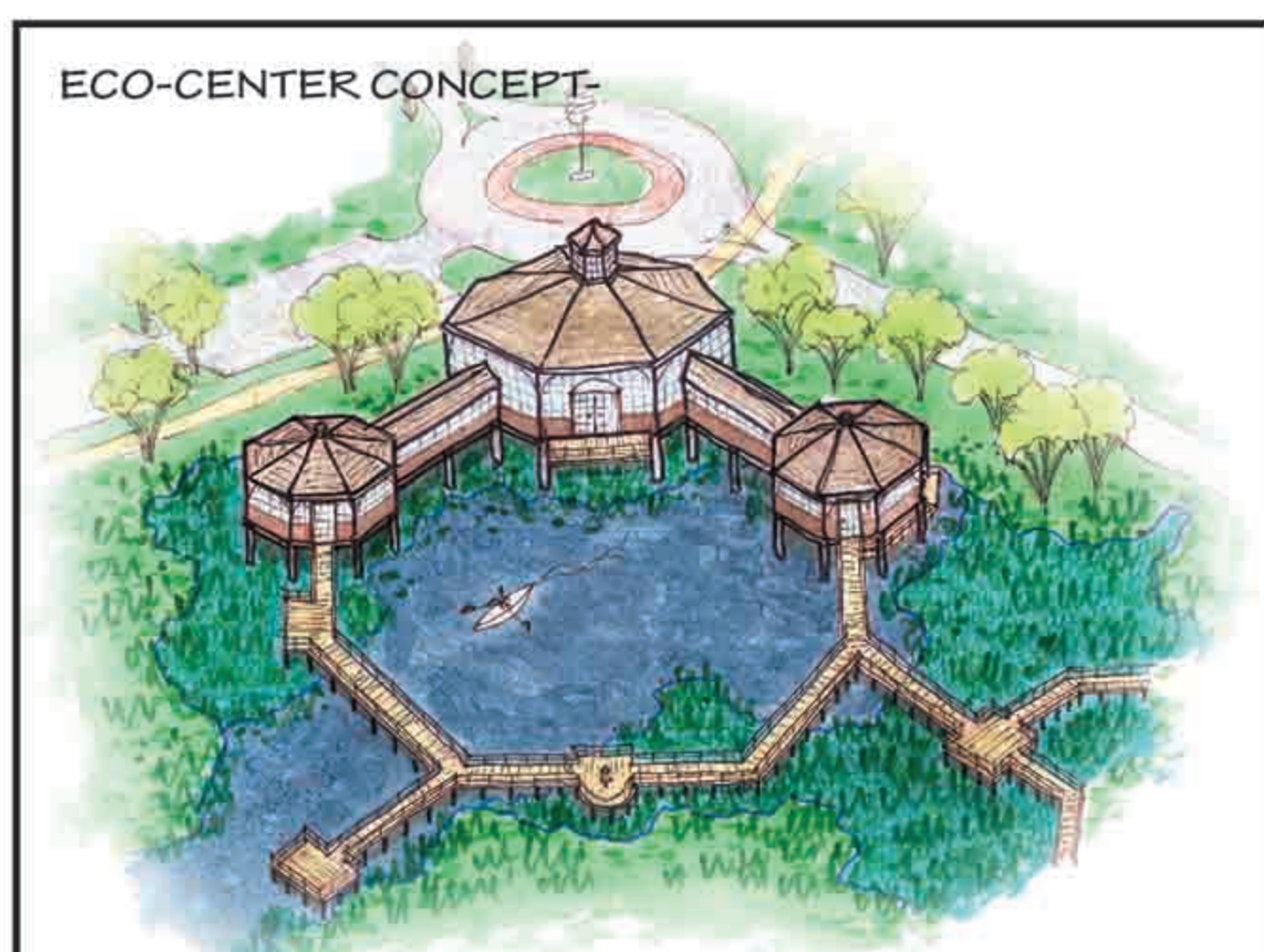
## What is an Eco-Park? What does it include?

- A public open space focused on the restoration and enhancement of the natural environment.
- Potential partnerships with NYSDEC, USACE, NYSDTOS, local colleges, environmental groups, local businesses and residents, etc.
- Work with NYSDEC to remove invasive phragmites and transition to current native wetland and shoreline vegetation.
- Transforming the dredge spoils area into a major waterfront attraction with sculpted mounds and elevated waterfront overlooks.
- Incorporating wind sculptures and public art.
- Provide natural playgrounds with oceanfront themes.
- Shoreline Trail Systems for both bicycles and pedestrians - Combination of paved and granular surfaces and wooden boardwalks.
- Restore (and create) natural wetlands that serve as wildlife habitat and shoreline buffers.
- Removal of unnecessary roadways which demand public maintenance dollars - - transition to pedestrian and bike-friendly trail systems - possibly allow access for emergency and maintenance vehicles.
- Establish Eco-Center as an environmental / educational facility to attract visitors to Mastic Beach.
  - A "Low-impact" structure built largely on raised piers above the flood impact level - allow wetlands and vegetation to flow beneath structure
  - Incorporate classrooms for educational programs and training.
  - A series of separate "pods" can minimize impact to the environment and allow for expansion if appropriate.
  - Fully accessible with ramps
  - Boardwalks will allow visitors to "tour" adjacent shoreline wetlands.
  - Roundabout serves as both traffic calming measure and gateway feature.



INSPIRATION IMAGES FOR SCULPTED MOUNDS AND ELEVATED WATERFRONT OVERLOOKS -

- On dredge spoils area
- Provides accessible spiral pathway to top of mounds for both pedestrians and bicycles.
- Potential wind sculptures at top. Offers winter interest for possible sledding.



EXAMPLE OF RAIN GARDEN PLANTINGS



INSPIRATIONAL BOARDWALK IMAGES -



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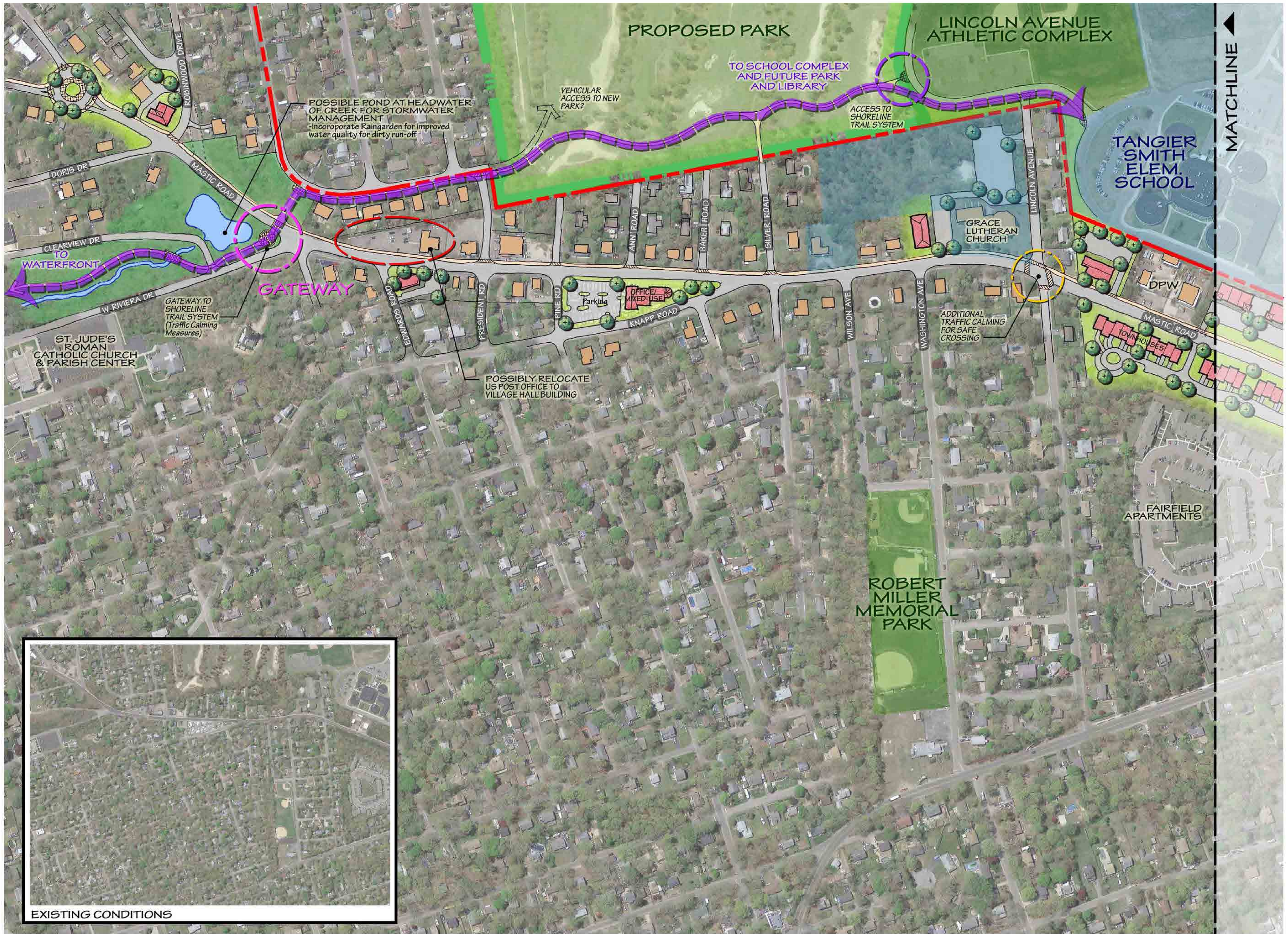


PROPOSED



CROSS-SECTION THROUGH PROPOSED ECO-CENTER "FLOATING" OVER RESTORED SHORELINE WETLANDS

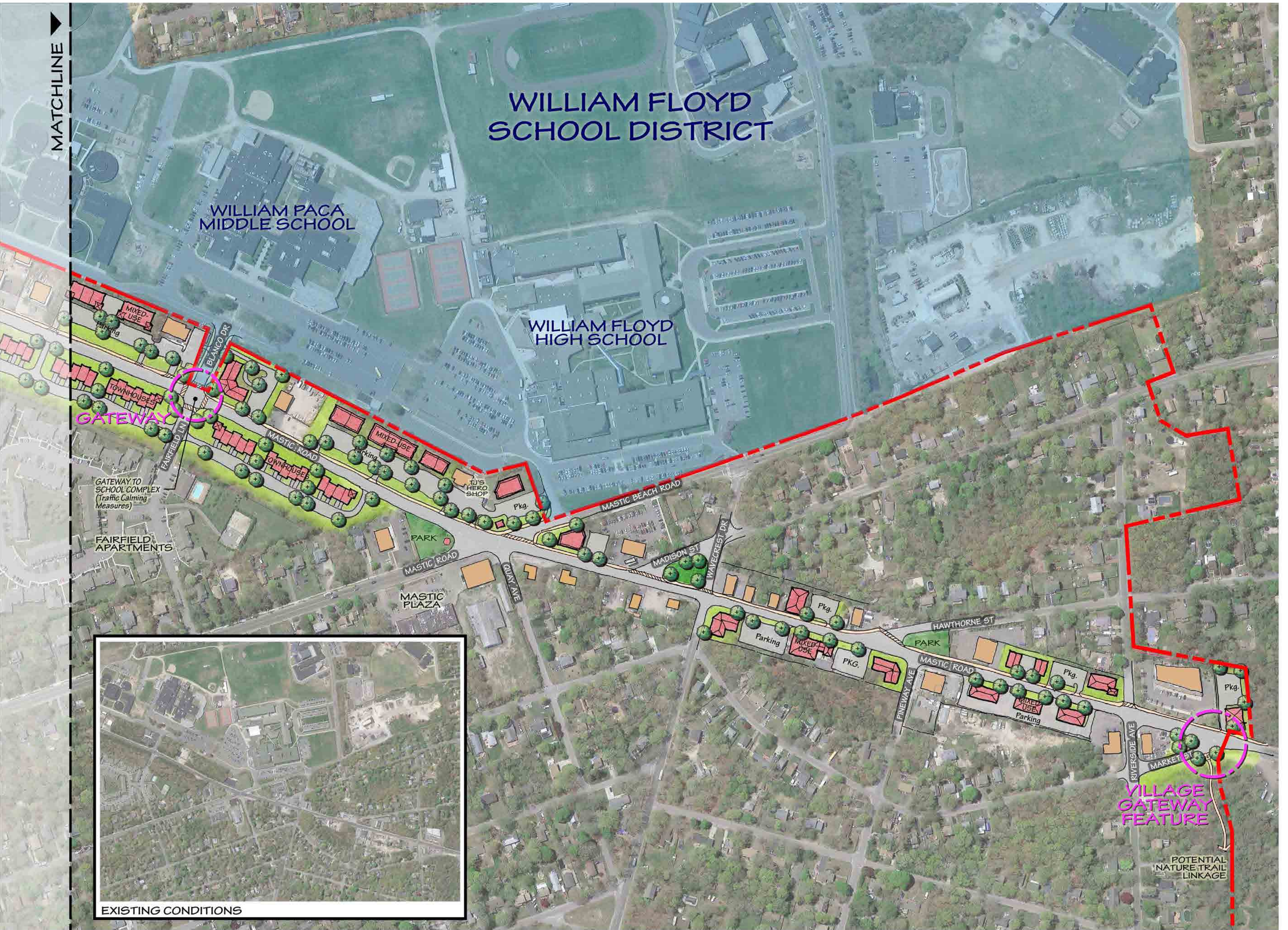




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**MASTIC BEACH COMPREHENSIVE PLAN**  
**MASTIC ROAD MASTER PLAN**





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**MASTIC BEACH COMPREHENSIVE PLAN**  
**MASTIC ROAD MASTER PLAN**







EXISTING



EXISTING



NEIGHBORHOOD ROAD: Streetscape enhancements and potential building infill

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PROPOSED



VIOLET'S COVE: Potential shoreline trails and private waterfront development of the Violet's Cove Property

PROPOSED



MASTIC BEACH COMPREHENSIVE PLAN  
GRAPHIC SIMULATIONS

