

Library Announces Agreement Reached to Open Branch in Mastic Beach

After a year of community outreach and review the Mastic Moriches Shirley Community Library is pleased to announce that they have reached an agreement with AFU Properties of Center Moriches to purchase the old village hall property located on Neighborhood Road in Mastic Beach.

The property which was formerly a town senior citizens center and also served as village hall for the former village of Mastic Beach.

The site had two structures. The main building is 4,300 sq. feet with a 1,300 sq. feet executive office trailer. Together the two structures bringing the total useable sq. feet to 5,600. Based on local building codes the library would also have the ability to add an additional 3,000 sq. feet to the site as of right.

“This was an amazing opportunity for the library to expand our presence in the Mastic Beach community at an extremely affordable price,” said Library Board President Joseph Maiorana.

Maiorana continued that “We reviewed numerous sites and options to rent, lease or purchase a building. At the end of the day buying the Mastic Beach building allowed us to save the taxpayers hundreds of thousands of dollars.

The library had authorized a commercial appraisal of the old village hall site. We were able to purchase the building outright for \$100,000.00 less than the building was valued at.

We avoided having to borrow money, pay interest, or pay rent. We also save money by not being forced to pay property taxes. All of these things saved us hundreds of thousands of dollars of the taxpayer’s money.

We were able to purchase the site and plan on paying for the basic renovations to the main building out of our capital reserves. Based on conversation with our design team we should be able to open the first phase of this site within a year, said Maiorana.

"The library design team had viewed this site and numerous other locations to create the Mastic Beach Branch.

65 percent of library users live south on Montauk Highway so placing a branch in Mastic Beach makes great sense.

We are also looking to locate an additional branch in the eastern portion of the library district. The library must also plan on proposing a new public referendum to either renovate the existing library or construct a new building. Each of these options will be looked at carefully and our goal will be to continue to work with the community to come up with a building plan that the community can support and afford,” concluded Maiorana.

“I want to congratulate all those who worked so hard to support the creation of a branch in Mastic Beach. By putting a branch in Mastic Beach the library has decided to be part of our community’s revitalization and rebirth. This facility will provide much need services to residents in our community. The facility is also large enough to assist with community meetings and outdoor activities. We are thrilled to have supported phase 1 and we look forward to continuing to support

some sort of referendum which would expand the Mastic Beach site and address other facility and spacing issues that the library faces,” Frank Fugarino, President of Patterquash Creek Civic Association.