

Village of Upper Brookville

The Master Plan of the Village of Upper Brookville, New York

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I. INTRODUCTION

The Village of Upper Brookville was incorporated in 1932, and originally encompassed 3 square miles. The original population was 332, and the Village included 50 residences. The Village's first Zoning Ordinance was adopted in 1933. The principal reason for incorporation, according to a Mayoral letter from 1941, was to protect properties by adopting its own zoning ordinance and to control municipal functions.

During 1959 and 1960, Village officials prepared and adopted a Comprehensive Master Plan and provided appropriate amendments to the Village Zoning Ordinance to implement that plan. Francis Dodd McHugh, a professional planning consultant, prepared the technical studies and made a General Development Plan and zoning proposals. According to the History of Upper Brookville 1932-1982, the desire of virtually all of the residents at that time was that the Village remains as a country community as much as possible.

In 1984, McCrosky-Reuter, a planning consultant firm, updated the Master Plan and analyzed the further evolution of the Village's character and that of the surrounding villages and region. The consultant's were then to critically review the adopted 1960 General Plan of Development and the current Zoning Ordinance in the context of its findings.

II. SUMMARY OF PREVIOUS FINDINGS

Overview

From the earliest Zoning Ordinance (of 1933) to the present, development in the Village of Upper Brookville has been consistent with the broad regional planning objectives for its land area. It has also guided development in a manner compatible with the immediate surrounding villages and hamlets. The Village was incorporated at a time when many of the villages along the north shore of Nassau County were incorporated and the residents no longer wanted the Town and County to control municipal functions. One of the reasons for incorporation as a village was to maintain local control pertaining to land use, the preservation of natural resources and quality of life issues. According to the History of Upper Brookville, 1932 – 1982, the Village adopted an Official Map in 1937, which was designed to protect the residential character of the Village, although pre-existing nurseries, a farm stand and a gas station were considered “grandfathered” uses.

In keeping with these general guidelines and with the desires of the people who have settled in the Village and invested their funds and interest in the Village, the Village has evolved as a country style (rural) community. Village officials have established a limited infrastructure, facilities and services, necessary and consistent with low density residential land use. The 1960 Comprehensive Plan of McHugh considered woodlands

and steep slopes to designate areas that should consist of parcels of 5 acres or more, and other large estates as “open development” areas. The word “open” is used to describe low density with open space. The “close development” areas were designated as 2-acre minimum lot sizes. The goal of the 1960 Comprehensive Development Plan was to ensure the preservation of larger parcels in an open community with a natural environment, given the Village’s prime assets of open land and trees.

Because of the low intensity of development and the consistent Village guidance, the character of the Village is essentially the same as it was in 1960 when the General Development Plan was first adopted. Subsequent regional plans have also remained essentially the same over the years. Awareness of the environment and protection of water resources, however, has become far more acute. As a result more emphasis is found in these areas of community concern.

In 1980 the courts upheld that the 5-acre zoning was not exclusionary, and it was a legitimate device for community planning to preserve open space. The Master Plan of 1984 used the 5-acre zone as a conservation tool to maintain open spaces.

The Village is now nearing complete development with a consistent country community character and a carefully maintained balance between the character of development and the infrastructure needed to serve it.

Regional Perspective

The following is a summary of regional plans and studies that relate to development within the Village.

1. The incorporation of the Village of Upper Brookville was one of many generated by a major regional planning movement in the New York metropolitan area during the 1920’s. The movement produced the Regional Plan of New York and Its Environs in 1929. The Village’s initial Zoning Ordinance in 1933 conformed to the Regional Plan’s designation of future “open” country estate-type development within the Village area. Even in that early time the Regional Plan found a need to assure natural open space and ground water resources through the designation of such an “open” development area as a part of a balanced regional comprehensive plan. It further found that such “open” areas, largely used as country estates, provided significant aesthetic, hygienic and economic benefits for the entire region. The Village of Upper Brookville’s General Development Plan adopted in 1960 also conformed to this Regional Plan.
2. The Regional Plan Association’s Second Regional Plan in 1969 discussed the North Shore Area under the caption, “Amenity, Aesthetics and Open Space.” It found it possible that North Shore estates would be further developed in the future. However, being farthest from the County’s center and main transportation corridor, and having varied topography, it concluded that it was appropriate to retain this area at lower densities than the more central areas. Thus, as more

residences are added, it would continue as a beautiful “open” development area, not only for those who could afford to live there, but also for the general satisfaction of all Nassau County residents who would have the pleasure of driving through it or enjoying passive pleasures in the area.

3. In 1970 the Nassau-Suffolk Comprehensive Development Plan specifically recommended that the North Shore of eastern Nassau and western Suffolk County should continue to be developed with an overall average density of one house or less per acre to preserve its open appearance. It also expressed concern for the preserved open space, woodlands and scenic views. In fact, the acquisition of park area was given the highest priority of all the regional plan’s objectives in Nassau County.
4. In 1971 the Nassau County Comprehensive Plan confirmed the concepts set forth in the Nassau-Suffolk Comprehensive Development Plan. In addition it stressed water supply resources, noting their limited quantity and threatened quality, and identified remaining natural areas as scarce resources to be protected. As a corollary to the latter finding it designated scenic roads, including eight that are at least partly in the Village of Upper Brookville. The Nassau County Comprehensive Plan map of future land use shows Upper Brookville as a low density area. In 1971, the ten-village North Shore Area Plan recommended low density residential development.
5. In 1978 both the Tri-State Planning Commission’s Regional Development Guide and the Long Island Comprehensive Waste Treatment Management Plan (the 208 Study), found open land uses desirable in the Village area. Tri-State Planning Commission’s Regional Development Guide set its density at one dwelling unit for every two acres or more while the 208 Study management plan favored non-structural controls with a residential density of one dwelling unit per one or more acres. Generally, the Nassau County Composite Zoning Map of 1979 shows that zoning regulations are consistent with these recommendations.
6. In September 1981, the Tri-State Planning Commission’s, 1980-2000, Regional Development Guide was updated. The results confirmed the earlier plan for the North Shore area, stating among other things, that ...“Very low densities should be maintained in open-land areas: three to ten acres per dwelling and even lower if possible. In any case, local zoning should be encouraged for densities no higher than two acres per dwelling.”
7. The 1982 Progress Report of the New York State Legislative Commission on Water Resources Needs of Long Island delineated the critical watershed in Nassau County. The watershed included Upper Brookville. The report recommended this area for protection by applying the strictest land use management policies.
8. In 1982 the Long Island Segment of the National Urban Runoff Program analyzed water quality from urban runoff and its impacts on surface water and

groundwater. Recommendations of the study included the protection of stream corridors.

9. In 1992, The Long Island Comprehensive Special Groundwater Protection Area Plan created Special Groundwater Protection Areas (SGPAs) that are watershed areas within critical groundwater recharge zones that are intended to protect the sole source water supply aquifer that benefits extensive areas beyond the Village. The SGPAs are largely undeveloped or sparsely developed areas that lie above the deep flow aquifer system. The Village of Upper Brookville is located in the center of the Oyster Bay SGPA (one of two SGPAs in Nassau County). The plan recommends minimal new land disturbances in general, and, specifically, low density and estate residential development for Upper Brookville.
10. The Long Island Sound Study of 1994 and the Nassau County 1998 Groundwater Study have targeted nitrate levels from on-lot sanitary sewage disposal systems as a major source of pollution for shallow groundwater systems and receiving surface waters. Nitrate levels are generally higher in areas where development is more intense.
11. In 2003, municipalities in urbanized areas that have separate storm systems, including the Village of Upper Brookville, were required to participate in a 5-year program (for years 2003 through early 2008) to address water quality in surface water runoff. During each of the 5 years the Village is required to comply with minimum control measures that include construction site runoff control and stormwater management. The Village is committed to formalize policies and practices regarding construction site runoff control and stormwater management by adopting local ordinances.

Physical Characteristics and Environmental Resource Inventory

The Village of Upper Brookville encompasses approximately 2,770 acres, or 4.33 square miles.

The Village of Upper Brookville is located on the Harbor Hills terminal moraine. The underlying soils are deep, bedrock being 600 feet below main sea level in the vicinity of Upper Brookville. As a result, this area provides excellent ground water recharge and storage potential which is particularly significant since ground water is Long Island's sole source of domestic water supply. It should be noted that groundwater within the area of the Village is recharged to the deep flow aquifers that are used as the water supply source for most of Long Island.

One of the basic principles in groundwater recharge and in controlling runoff and erosion is to lessen runoff velocities and to make it more difficult for temporary excess water to flow down slope. The natural means for accomplishing this include protection and maintenance of native forests and ground cover, as well as kettle holes and other depressions that make up the natural land surface. Much of the hilly and rolling land

along the North Shore is forested, largely with well developed stands of deciduous trees. These broad principles and findings are applicable to the Village.

A 1962 comprehensive drainage study of the Village found that approximately 2,000 acres in the Villages of Muttontown and Brookville are tributary to the streams in the Village of Upper Brookville. It also found that the main drainage problems in the Village arise from the fact that Wolver Hollow Road (designated as Wheatley Road south of Route 25A) and Mill River Road lie along the bottom of natural valleys that receive runoff from relatively large watershed areas. Mill River Road lies within a 1300-acre watershed and contains steeper slopes than other areas of the Village. Additionally, the drainage study determined that diverting appreciable amounts of runoff from these valleys would be uneconomical and impractical. Any development in the watershed area would contribute additional runoff to the valleys. Therefore, careful planning, conservation and environmentally sensitive construction are appropriate to reduce the amount of runoff.

Analysis of the topography and cover types within the Village in 1984 indicated that approximately half of the Village was substantially covered with woodlands. Presently (according to 2003 aerial photography), 52% of the Village is wooded. Approximately 731 acres, or 26% of the Village area has slopes of 10 percent or more, and 20% of the Village contains slopes of 15% or greater. Approximately 75% percent of the steep slopes (greater than 15%) are wooded, and approximately 28% of the tree cover in the Village lies within the lands of 15% slopes or greater. Such wooded areas and slopes provide both an aesthetic value for home sites and enhance the scenic country roadsides. These woodlands are particularly helpful in stabilizing the soils and preventing erosion. The continued preservation of woodlands not only serves to enhance the overall character of the Village but also provides essential linkages or corridors between areas of wildlife habitat.

Surface soil types in the area, as reported by the Soil Conservation Service, suggest that the soils are subject to erosion and the restoration of disturbed surfaces with ground cover vegetation and trees would be difficult.

Both the canopy and understory vegetation, particularly in the contiguous undisturbed woodland areas, provide a variety of wildlife food and cover types. These areas are important as feeding and resting habitats for migratory birds during the spring and fall as well as for resident wildlife. According to the 1984 Village Master Plan, an estimated 90 species of birds pass along the North Shore area during the migratory season. If in the future it is desired to maintain this climax forest with its native biota and also the visual character of the Village, great care must be exercised in the design of future development. Every effort should be made to preserve the natural forest cover in a contiguous pattern that will provide wildlife avenues or corridors. Fields and other open areas provide edges and a different environment that appeals to certain birds, and should be considered valuable.

Streets, Highways and Public Transportation

The Village of Upper Brookville provides and maintains an adequate local road system in keeping with its low density residential development. It is rural in character, and typical local country roads are generally narrow, with narrow shoulders, no sidewalks, tight curves, steep grades, limited sight distances and poor drainage characteristics. These are low volume, low speed roads that call for reasonably careful driving habits. Their physical beauty has been recognized in the Nassau County Comprehensive Plan's recommendation that several be considered for "scenic preservation."

There are 12.1 miles of roads within the Village (excluding private roads), including 7.6 miles of Village owned roads, 1.7 miles of County roads and 1.8 miles of NY State roads within the Village's 4.3 square mile area.

Collector roads and arterial highways that link the Village road system to other places and to the regional arterial highway system are generally located near the perimeter of the Village or completely outside its boundaries. Collector roads include the Wolver Hollow, Wheatley Road, Chicken Valley Road, Glen Cove-Oyster Bay Road and Piping Rock Road, which are Nassau County Roads. Additionally, NY State Roads include Northern Boulevard (aka North Hempstead Turnpike or NYS Route 25A), Cedar Swamp Road (NYS Route 107) and Pine Hollow Road (NYS Route 106).

The regional arterial limited access highways, the Long Island Expressway (Route 495) and Northern State Parkway, are more than 4.5 miles to the south.

North Hempstead Turnpike, N.Y.S. Route 25A, has the highest AADT (Annual Average Daily Traffic) volume. According to the NY State Department of Transportation, the AADT for Route 25A in 2002 was 18,446 vehicles per day from Route 107 to Wolver Hollow Road and 19,748 vehicles per day from Wolver Hollow Road to Route 106. This is an increase from 17,500 vehicles per day and 19,000 vehicles per day, respectively, for the year 1980.

Population

The Village of Upper Brookville experienced its greatest population growth during the 1950s when it increased from a population of 469 to 1,045. Since then it has continued to grow at a much slower rate. However, compared with the population growth rate of the unincorporated area of the Town of Oyster Bay during the 1970s, the Village rate was nearly twice as great, 5.3 percent as compared with 2.9 percent.

Review of the age characteristics of the Village population indicates that those 65 years of age and over were proportionately less than that age group for the County in 1960 and 1970. By 1980, however the proportion had increased to approximately the same as that for the County.

Household size in the Village has been declining, as is the national trend for the past 20 years or so. In 1980 there were 3.23 persons per household in the Village, and in 2000 it

had dropped to 3.01. This is historically higher than what is recorded for Nassau County that had 3.08 persons per household in 1980 and 2.9 persons in 2000. This is typical for this type of community of single family homes and estates.

According to the History of Upper Brookville 1932-1982, the population of the Village was 332 when it was incorporated in 1932. The Village population more than doubled to 700 in 1957. After that, the population grew significantly.

According to the US Census, the following are total population figures for the Village during recent times.

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|------|-------|
| 1960 | 1,045 |
| 1970 | 1,182 |
| 1980 | 1,235 |
| 1990 | 1,453 |
| 2000 | 1,801 |

The population of the Village increased modestly from 1960 to 1980, but since 1980, it has increased at a faster rate. Based on the trend in population, the population may reach 2,600 by the year 2020.

Existing Land Use

Upper Brookville is primarily a residential village. There are two nonconforming uses recorded on the existing land use map, specifically, a nursery and a gasoline station. It is important to note that these uses predate the zoning ordinance provisions that prohibit them. Official Village actions have consistently sought to decrease their degree of nonconformity and limit any expansion. These are the only commercial land uses in the Village. There are, however, some signs of Zoning Code violation problems generated by illegal accessory dwellings and abuses of the provisions permitting accessory home occupations. Other land uses besides residential within the Village include two cemeteries and a private golf club.

The Village also includes the Planting Fields Arboretum, a New York State Historic Park that encompasses approximately 416 acres, or 15% of the land area within the Village.

Land Use Trends

1. As reported in the last Master Plan update in 1984, between 1959 and 1982, the number of utilized parcels nearly doubled from 219 to 427, while the percentage of gross land area utilized barely changed. This came about through development of open land uses, such as farmlands and estates, which decreased in area by about 600 acres. During the same years, residential subdivision resulted in 195 additional single family detached houses; nearly double the total number of housing units. This demonstrates the type of development pattern that the

Committee on a Regional Plan (1929) and the Village of Upper Brookville (1933) anticipated in their early plans.

2. According to the Master Plan of 1984, in 1959, 219 parcels within the Village were utilized. In 1982, approximately 427 parcels within the Village were in use. This would be further increased as new subdivisions then in process, resulting in the conversion of farm and vacant land into residential subdivisions. In 2005, there are 618 utilized parcels, an increase of 45% from 1982.
3. In 1980 the US Census reported 401 housing units of which 89% contained 6 or more rooms. The 2000 Census indicated that 89% of the total housing units contained more than 6 rooms, and 57% had at least 9 rooms. This means that approximately nine out of every ten of the homes constructed between 1980 and 2000 had more than 6 rooms.
4. According to the 1990 Census, 78% of existing housing units in the Village contained at least four bedrooms. According to the 2000 Census, 75% of existing housing units in the Village contained at least four bedrooms. In 1990, the Census indicated that 45% of the housing units had 5 or more bedrooms. In 2000, the Census indicated that 38% of the housing units had 5 or more bedrooms. The trend in the Village housing is that the number of bedrooms is decreasing slightly, but the size of the houses is increasing, meaning additional space for other purposes such as recreation, media and home office. The larger houses has led to homes that appear too large for their surroundings, and perhaps out of scale with surrounding homes.
5. Property title transfers, as revealed in the Nassau County Department of Assessment records, indicate a continuing active market over the past 20 years. In fact, according to the US Census, from 1980 to 1990, 55% of the total housing units were newly occupied within the ten year period. Similarly, from 1990 to 2000, 56% of the housing units were newly occupied.
6. According to the Census, 30% of the total housing units that existed in 2000 were constructed during the period from 1980 to 2000 (the latest data when the last Master Plan was prepared). An analysis of the historical data indicates that more than 100 houses per decade (ten-year period) were built during the 1950's, 1960's and 1980's. The number of houses constructed during the 1970's and 1990's was 68 and 66, respectively. The "slow down" during the 1990's is indicative of the fact that available land is increasingly becoming scarce.
7. According to the Village Building Department, there are increasingly more applications for additions and alterations and accessory structures such as swimming pools, cabanas and tennis courts.
8. The 1984 Master Plan indicated that there were 481.5 acres of vacant land potentially yielding 157 building lots. Presently, in 2005, there are nearly 400 acres of land that could be subdivided, including the Mill River Club and the

nursery as well as vacant land. The potential lot yield is presently estimated to be 70 lots. There are 16 lots in the subdivision process.

9. Since the year 2000, building permits were issued for 36 new homes, and 31 of which were demolitions of previous houses that were replaced by larger homes which are not always in balance with the lot size and not always consistent with the character of the community.

III. MASTER PLAN OBJECTIVES

The Village of Upper Brookville has developed as a country residence community. This has been its overall goal for more than 70 years of its existence as a village. During those years many families have settled in the Village relying on the existing zoning and the comprehensive plan's guidance of development character. The Master Plan objectives are designed to guide the final phases of this evolutionary development towards its completion as a country-like, "open" estate-type residential community.

Further, this overall objective is intended to promote the health, safety and the general welfare of the Village's population, as well as conform with the recommended "open" development characteristics (with naturally vegetated areas and open space) found to be beneficial in the adopted regional plans at various levels of planning. The benefits of the natural "open" community include the quality of life that the Village residents have come to enjoy, and the assurance of the property values inherent in the estate-type residential style.

Evaluation of the regional and Village development experiences since the adoption of the 1960 Master Plan has resulted in some modification of the more detailed planning objectives of that Plan.

As in the past, these objectives are catalogued under one of two principal planning elements, that is, the natural environment or the man-made environment.

This Master Plan establishes the following more detailed planning objectives:

The Natural Environment

1. To continue the conservation and enhancement of the natural features which are the basic assets of the community and which, when taken together, constitute the environmental setting of the "open" development areas envisioned by the Regional Plan of New York and Its Environs and subsequently of other regional planning bodies, to assure the future existence of the breathing space and the high quality ground water reservoir so beneficial and necessary to the region;
2. To maintain the integrity of the natural plant and animal habitats that are the very essence of such an "open" development area by protecting the continuity of

wooded areas and also the balance between such wooded areas, open fields and other cultivated parcels, and the man-made environment;

3. The preservation of the natural environment is valuable to the Village in the long term as these plant communities are steadily disappearing from Nassau County;
4. To conserve the natural plant community that exists in the Village and to realize that man-made landscapes of non-native plants require maintenance that may add chemicals to runoff and to groundwater;
5. To realize that over development of lots and increased coverage by impervious surfaces contributes to an increase in stormwater runoff and the pollutants that are associated with it such as sediment and chemicals;
6. To conserve the soils and natural topography of the Village and neighboring communities through development regulations and careful planning for regrading, stormwater drainage and plant cover designed to minimize erosion and sedimentation. More particularly to preserve and enhance natural upstream retention areas so as to diminish, if possible, stormwater peak flows in the valley watercourses;
7. To encourage effective ground water recharge and the protection of both ground water and surface water quality;
8. To recognize that the country roadside and hedgerows are scenic features that are particularly important in establishing the country-like character of the Village and that such scenic features should be specifically provided for in development planning standards and in Village public maintenance and improvement programs;
9. To recognize that the steeply sloping land contributes to the attractive visual character of the Village, and they are highly visible from roadways;
10. To recognize that the steeply sloping land of the Village is environmentally sensitive because if they are disturbed without careful planning, erosion and sedimentation can be exacerbated, and slope failure could occur;
11. That woodlands are an important part of the ecosystem that help prevent erosion and provide natural habitat for a variety of wildlife species; and
12. The watershed valleys of the Village are important for the conveyance of stormwater runoff within defined channels and stable contributing areas.

The Man-Made Environment

1. To continue guiding the location and type of land use in accordance with the already well established country-like, "open" estate-type residential community character of the Village;

2. To discourage the replacement of native flora and fauna with nursery stock in order to preserve wildlife habitat;
3. To maintain a compatible relationship between the various land uses and both a physical and fiscal balance between the intensity of such uses and the available community facilities and services;
4. To continue implementation of all practical steps to limit and, where possible, eventually eliminate all significant nonconforming uses; to limit over-intense accessory uses;
5. To provide for effective transitional development planning and regulation along the Village boundaries where incompatible land uses exist, or are permitted to exist, within other jurisdictions so that the integrity of the Village's character shall be maintained in the future;
6. To establish policies to encourage proper balance of the size of the dwellings relative to the lots on which they are located;
7. To recognize that compatible architecture for new construction and additions/renovations may help preserve the character of the Village; and
8. To recognize that clear skies are an important element in a country-like open estate-type residential community. Lighting more efficiently and minimizing light pollution can keep night skies free of the urban sky glow. The use of efficient luminaries and lamps results in fewer lamps being required, and, in turn, resulting in less wasted light that is emitted into areas where light is not needed.

IV. THE MASTER PLAN CONCLUSIONS

This Master Plan reflects the same general concepts and character that have guided the development of the Village of Upper Brookville as a successional stage in the evolution of the Village's 70-year history of planning and zoning. The original basic standards of Village character remain essentially the same. The Master Plan Objectives, however, describe some modifications in details and describe some of the aspects of land use.

This Master Plan is intended to ensure the orderly and beneficial completion of development in the Upper Brookville community. The plan is concerned with establishing a compatible relationship between the various appropriate land use functions within the Village, the nearby in adjacent communities, and with those in the metropolitan region. Consideration has been given to the master plans and studies conducted for nearby areas, the region as a whole, as well as that of the Village.

As a matter of public policy the Village should apply reasonably accepted planning standards in determining appropriate land uses within its boundaries. The Village should give due consideration to existing land uses as well as the availability of necessary supporting land uses, facilities, services and infrastructure.

The projected character of the Village of Upper Brookville has been and continues to be that of a low-density country-like community of residences. Breaking the pattern of the low density, estate-type living creates intrinsic problems. Development beyond the norm, whether it would involve insufficient lot sizes or houses that are out of scale or architectural incompatible with the community, serve to fragment and disjoint the community.

The Village should consider architectural standards to help preserve the character of the community. In order to control night lighting pollution and to preserve the natural dark night sky, the use of efficient luminaries and lamps should be encouraged.

This Master Plan is designed as a guide to the ultimate development character of the Village of Upper Brookville. The future course of development and land uses are those deemed to be desired based on the Village's regional location, accessibility, physical characteristics and land suitability for such uses. The Master Plan encourages careful planning development with due consideration to the preservation or maintenance of the natural environment.

The preservation of wooded areas are particularly important relative to groundwater recharge due to the minimization of runoff and contributing to the quality of the aquifer through deep flow recharge. Low density development has greater significance within hilly wooded areas because the areas are especially vulnerable to disturbance in areas of development. The preservation of the natural environment should include development controls to preserve the natural environment and to keep existing sensitive areas in their present state, to prevent soil erosion, sedimentation and siltation of drainage ways and reduction of flood hazards. This Master Plan responds to this concern for preserving the steeper sloped and wooded areas that are also generally deemed uneconomical and unsuitable for other more intensive uses.

The scenic roadsides, wildlife habitats, woodlands, steep slopes and valleys are essentially irreplaceable natural assets that establish the character of the Village of Upper Brookville as are the values sought by Village residents. These qualities, including the maximization of groundwater recharge and protection of groundwater and surface water quality all serve to promote public health, safety and general welfare. The Village should increase public awareness of the importance of these features as well as to provide regulatory standards for new development.

The Master Plan shall be reviewed every ten years to evaluate the man made environment as it relates to the natural environment, and to ensure that land use trends and development are consistent with the character of the Village.

As stated in the Master Plan of 1984, in the future, encouragement for similar individual actions should be amplified by the maintenance of appropriate wooded areas on private properties, the "natural" planting of habitat linkages where gaps occur, and the planting and maintenance of appropriate species along the scenic roadsides. In this way residents can join Village officials in preserving Upper Brookville's distinctive semi-rural character for future generations to enjoy.