

COMPREHENSIVE MASTER PLAN

**Incorporated Village of Upper Brookville
Nassau County, New York**

**Village Planning Board
11 October 1960**

Upper Brookville Master Plan

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Village Planning Board
Incorporated Village of Upper Brookville
Nassau County, New York

COMPREHENSIVE MASTER PLAN FOR THE VILLAGE

Statutory Basis for Master Plan

Section 179-gg of the Village Law provides that the Planning Board may prepare and change a comprehensive master plan for the development of the entire area of the village, which master plan shall show desirable streets, bridges and tunnels and the approaches thereto, viaducts, parks, public reservations, roadways in parks, sites for public buildings and structures, zoning districts, pierhead and bulkhead lines, waterways and routes of public utilities and such other features existing and proposed as will provide for the improvement of the village and its future growth, protection, and development, and will afford adequate facilities for the public housing, transportation, distribution, comfort, convenience, public health, safety and general welfare of its population.

Such planning board may advertise and hold public hearings when it desires, which hearings shall be advertised at least once in a newspaper of general circulation in said village and post a notice of hearing in at least three prominent places at least five days before each such hearing.

The master plan and all modifications thereof shall be on file in the office of the planning board, and the planning board shall file certified copies in the offices of the village engineer and the village clerk.

Section 179-j of the Village Law provides that the Planning Board shall have full power and authority to make such investigations, maps and reports and recommendations in connection therewith relating to the planning and development of the Village as to it seems desirable provided the total expenditures of said Board shall not exceed the appropriation for its expenses.

Investigations and Reports

Pursuant to the Village Law and to authorization of the Village Trustees, during 1959 and 1960 the Planning Board undertook certain background investigations and studies to determine the desirable planning and development of the Village of Upper Brookville. These studies and investigations together with certain recommendations are summarized in a report dated June 1960 and entitled "Proposed Plan and Program" for the Village of Upper Brookville, Nassau County, N. Y.

The said report contains a map showing a "General Development Plan-1980 A.D." proposed as a part of the comprehensive master plan. The General Development Plan was the subject of a public hearing, duly advertised and held in the Village on 2 August 1960. The public hearing was well attended

Upper Brookville Master Plan

by residents of the Village, who generally favored the plan proposals. A second public hearing was held on 9 August 1960 and 13 September 1960 on a proposed Zoning Plan which was designed to effectuate the proposed General Development Plan.

VILLAGE MASTER PLAN

On 11 October 1960 the Planning Board considered the views expressed at the public hearings and suggestions offered by certain property owners in connection with the proposed master plan and related zoning regulations. After due deliberation the Board decided it desirable that the General Development Plan, proposed in June 1960, should be revised by adding to the "Close Development" areas, originally shown on the plan map, two areas, namely: (1) land generally north of the sand pit and between Pine Hollow Road and a line 1100 feet east and parallel to Mill River Road; and (2) the Grace and Torr properties on Ripleys Lane.

The Board further decided that, in other sections of the Village, desirable objectives in future physical development would be satisfactorily achieved with one type of Open Development; that is, Suburban Estate areas with a minimum lot of 5 acres per singlefamily dwelling. Accordingly, the Planning Board caused a new map to be prepared entitled "General Development Plan - 1980 A. D." and dated 11 October 1960, which map and this report are declared to be parts of the comprehensive master plan of the Incorporated Village of Upper Brookville. The said master plan is on file in the office of the Planning Board and certified copies are filed in the offices of the Village Clerk and the Village Engineer.

The General Development Plan embodies certain assumptions, standards, and principles, which are summarized hereinbelow. This plan is intended as a basic guide to desirable features and land-uses which will promote local objectives in accordance with the Village Law.

A. Objectives

1. Apparently, the desire of virtually all residents of Upper Brookville is to remain as much a country community as possible. The Village is now mainly rural in character with open farm land, country estates, and open type residential suburban development.
2. In terms of land use, the Plan deals with two principal elements, namely: (a) natural physical features, such as topography and (b) man-made features, such as roads and building development. In order to give effect to local objectives, the plan is designed, among other things:
 - (a) To conserve and, if possible, enhance the natural features which are the basic assets of the community, viz. topography, soils, ground cover, wooded areas and watercourses;
 - (b) To guide the location and type of land utilization and physical development deemed most desirable and practicable for the community, viz. the extent and intensity of development for residential and open uses and related appurtenant community facilities;

Upper Brookville Master Plan

- (c) Properly to relate the several types of land-use, including access roads, in order to promote convenience, health, safety and the general welfare of the Village's population in achieving local objectives, deemed desirable by the Board.

B. Assumptions

Among the assumptions embodied in the master plan, the following are the more important:

1. Factors Influencing Development

a. Transportation and Accessibility

- (1) Direct railroad connection: In the environs of New York City the most extensive suburban development is within one mile of a railway station; both the extent and intensity of development decreases with increased distance from a railroad (e.g. at one to two miles from a station, suburban development is only 10% of that within a 1-mile radius, and beyond two miles less than 1%). Accessibility to a railroad station has and probably will continue to influence suburban development. The further the distance from Manhattan, the greater the tendency of residential development to cluster relatively near the railroad station.
- (2) Improved highways: In suburban areas generally, improved highways tend to spread development; e.g. many sections of Nassau County which formerly were farming areas. Increasing employment on Long Island has produced demands for new dwellings, and the areas convenient for residence have been substantially enlarged. The Long Island Expressway and Wantagh-Oyster Bay Expressway will undoubtedly increase pressures for more intensive development of portions of Upper Brookville.
- (3) Future Highway Traffic: Upper Brookville is served by major highway routes (Route 25A and County Roads) which interconnect population centers in the northern sector of Nassau County. Traffic data indicate that the volume of vehicular traffic, on roads in and around the Village, has tripled in the past 18 years. It is anticipated that present traffic volume may be doubled, if not tripled, by 1980. With exception of Route 25A, major roads in and around the Village now accommodate only two lanes of traffic. It is anticipated that, in future, County roads will be reconstructed to carry four lanes of traffic through the Village. This implies that local roads, serving Village areas, must be carefully designed to discourage such through traffic.

b. Physical Conditions and Public Services

Topography, soils, ground cover, and watercourses materially affect economic suburban development. Generally, steeper slopes, marsh land, flood plain, poorly drained soils, and wooded areas are phy-

Upper Brookville Master Plan

sically unsuitable for intensive development. Such areas, if developed at all, should be utilized for open types of land uses. Generally flatter slopes and unwooded land, such as farming areas, are more economic and physically suitable for relatively intensive suburban development. However, because highways may make such areas more accessible, it is not assumed that all flat, unwooded and otherwise physically suitable land is ripe for relatively intensive suburban development, particularly where essential urban public services are not already available.

c. Location Factor

Upper Brookville and its five neighboring villages will shortly become more accessible (principally because of Oyster Bay and Long Island Expressways). This north shore area is within 20 to 25 miles of Manhattan, which is expected to remain the hub and principal employment center of the New York region.

Recent studies, for the New York Regional Plan Association, indicate that there is ample land within the "commuter area" of the Region to house expected future population in singlefamily homes, without utilizing land that is unsuitable by reason of physical character or relative inaccessibility. Hence, it is assumed that extensive close development of Upper Brookville is neither inevitable nor desirable, due to its location and natural physical limitations. Further, it is assumed that a principal permanent economic gain to the community and the homeowner results from the maintenance of a suitable type of open development on large plots, particularly on land physically unsuitable for relatively intensive suburban development.

2. Outlook for Growth

- a. For Nassau County: The rate of growth to 1975 is anticipated at about 2% per year; or a total population of 1.4 million vs. 673,000 persons in 1950. The 1960 Census reports County at about 1.3 million. As the more suitable and accessible land in Nassau County becomes saturated with intensive suburban development, the emphasis on growth has, and is expected to continue to shift to Suffolk County.
- b. For the six Village area, and for the north shore area in general, it is anticipated that large private estates will tend to decrease in number and acreage as owners gradually yield to continuing economic and growth pressures in future. However, this does not necessarily imply extensive development of existing estate areas. Rather, it is assumed that, in many instances, one larger estate may be replaced by several smaller estates, particularly where conditions do not favor more intensive land use.
- c. The population of Upper Brookville is about 1,000 persons according to the 1960 Census. When land now vacant, but already subdivided, is built upon, the population could total an estimated 1,240 persons. The additional future population, of course, will depend upon a number of cir-

Upper Brookville Master Plan

circumstances, including general economic conditions.

C. Principles Embodied In The Plan

The General Development Plan embodies certain principles, the more important being:

1. Irreplaceable assets, such as rolling and steep topography, wooded areas of native trees, water courses, soil, and natural cover, which constitute the basic assets and account for the attractiveness of the Village, should be preserved and enhanced, if possible.
2. Reasonable provision should be made for permanent open space, village reservations, and the like, in order to ensure continuation of the country atmosphere, and retention of rain water to augment water supply of the Village and the northshore area.
3. Land subdivision for "Close Development" (e.g. 2-acre lots) should be limited in extent and provided with suitable open space and ample sites for public uses and amenities to form "neighborhoods" of a rural-suburban character.
4. Through traffic should be channeled around and through the Village on existing County routes, insofar as possible. Local roads should be designed and arranged properly to serve Village development, but also to discourage through traffic.
5. In determining local objectives, with respect to desirable physical development, due consideration was given to conditions in and the outlook of neighboring villages.

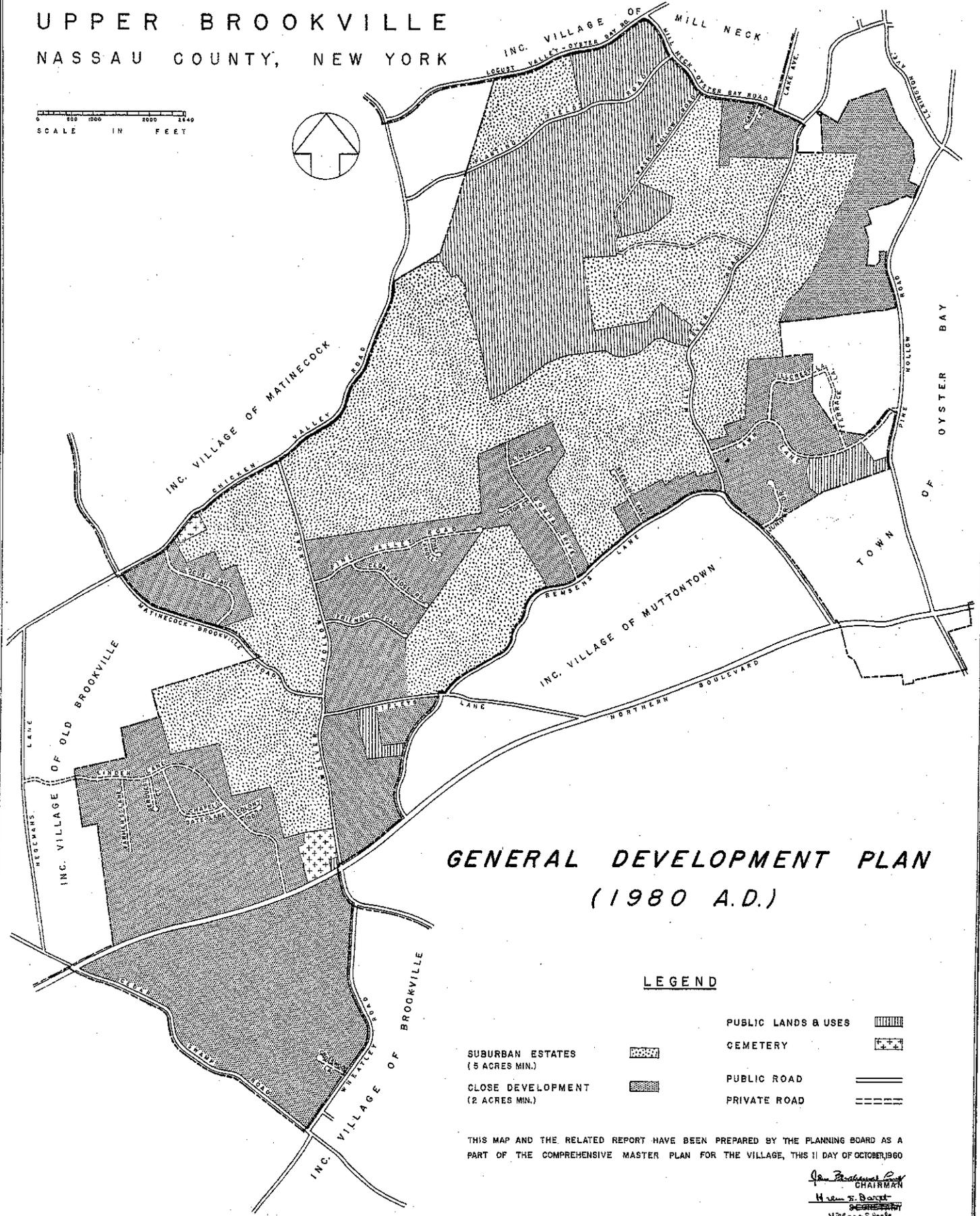
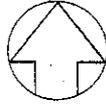
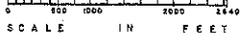
GENERAL DEVELOPMENT PLAN - 1980 A.D.

In promoting and preserving a sound community structure, the most important problems arise in connection with the uses of land in their widest sense; namely, the sense which has regard to the common social and economic purposes of the community. The basis of efficiency, and therefore of wealth, must be the health of the citizens in a community. The ways in which land is planned and used, the ways in which the functions and character of buildings are controlled, and the degrees of rational preservation of natural assets and of concentration and spaciousness of building growth which are obtained in their proper place and relations, are all vital factors in promoting or retarding conditions necessary for health.

Major Land Uses

The master plan of future land use is graphically shown on the accompanying map "General Development Plan" (1980 A.D.), dated 11 October 1960. This plan, anticipating a modest growth of population during the next 20 years, indicates reasonable and desirable land utilization and development. A sound plan enables the community to protect and conserve its natural assets, to save large sums of money, and to avoid disorder and inconvenience. With careful community planning and regulations, undue congestion in one place and wasteful scattering of buildings in another place

INCORPORATED VILLAGE OF UPPER BROOKVILLE NASSAU COUNTY, NEW YORK



GENERAL DEVELOPMENT PLAN (1980 A.D.)

LEGEND

SUBURBAN ESTATES (5 ACRES MIN.)		PUBLIC LANDS & USES	
CLOSE DEVELOPMENT (2 ACRES MIN.)		CEMETERY	
		PUBLIC ROAD	
		PRIVATE ROAD	

THIS MAP AND THE RELATED REPORT HAVE BEEN PREPARED BY THE PLANNING BOARD AS A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE VILLAGE, THIS 11 DAY OF OCTOBER, 1960

John B. ...
CHAIRMAN
H. ...
Village Clerk

Upper Brookville Master Plan

can both be prevented. Five major categories of land use are shown on the plan map, as follows:

1. Suburban Estate: A modest estate with plots of at least 5 acres per singlefamily dwelling. Generally, such uses are deemed the most desirable and appropriate use of land in the north and central portions of the Village. As shown on the plan map, Suburban Estates also are deemed desirable and appropriate in the following parts of the Village: east of Mill River Road; north of Remsens Lane; and along both Wolver Hollow and Matinecock-Brookville Roads.
2. Close Development: Singlefamily dwellings on lots of at least 2 acres each. This relatively intensive development is deemed desirable and appropriate in the following sections of the Village, as shown on the plan map, namely: the corner at the intersection of Mill River Road and Mill Neck-Oyster Bay Road; proposed area north of the sand pit and east of a line parallel to and 1100 feet east of Mill River Road; existing subdivision adjacent to East Norwich and along the east portion of Remsens Lane; existing close development along Donna Drive, Pine Valley Road, Cedar Ridge and Friendly Road, and extended to Northern Boulevard between Wolver Hollow Road and Remsens Lane; existing and proposed area along Locust Lane; existing subdivisions and proposed area along Linden Lane and southerly to Northern Boulevard; and south of Northern Boulevard between Cedar Swamp and Wheatley Roads.
3. Public: Public uses, as shown on the plan map, include the existing Long Island College, two public schools, and Police Station on Northern Boulevard at Wolver Hollow Road.
4. Cemetery: Only existing cemeteries are shown on the map, because extensions of these or similar new such uses are generally considered unsuitable land utilization in the Village at this time.
5. Existing Roads; public and private: The plan map also shows existing public and private roads serving Upper Brookville.

Standards For Land Utilization

Considerations which, among others, determined the foregoing designations of land use as desirable and appropriate for residential purposes, generally, are as follows:

1. Suburban Estate: This use is deemed most suitable where:
 - (a) Topography generally is rolling; or with slopes over 5% but also with relatively flat plateau suitable for dwelling and farming; wooded areas of native trees and watercourses also are prominent natural features;
 - (b) Existing uses are of the same general character, or presently larger estates may suitably be utilized for Suburban estate purposes in future;

Upper Brookville Master Plan

- (c) Adjacent areas (within the Village and along its peripheries) generally have similar character, or such areas are now or may reasonably be expected to become permanent open uses; and
- (d) Access to railroad and highway is generally less convenient.

2. Close Development: This use is deemed most appropriate where:

- (a) Adjacent areas (of Upper Brookville and a neighboring village) are now so developed or subdivided;
- (b) Topography generally is under 5% slope, without major watercourse, and not necessarily wooded, but is suitable for such development;
- (c) Access (via existing County or State road) is most convenient to the Long Island and the Oyster Bay Expressways; and
- (d) Adjacent areas are now more open uses or they may be retained as "Reservation" type of use in order to ensure permanent open space for such close development.

EXISTING LAND USES & THE PLAN

Generally, the uses proposed (say by 1980 A.D.) on the General Development Plan represent extensions of existing uses, to accommodate population growth, in locations deemed most suitable and appropriate for each principal type of land utilization. However, the map "Existing Land Uses - May 1959" indicates certain present "open" uses of land which are not specifically shown on the General Development Plan as principal uses; namely: farming and horticulture. (Please refer to Appendix for Existing Land Map and data.) This omission of such open uses on the plan map is not to imply that farming and horticulture are deemed undesirable uses now or in future. Rather it is thought that appropriate agricultural and horticultural uses should continue and be encouraged as desirable activities in appropriate locations within the Village.

Accordingly, the Plan envisages that farming will be appropriately carried on as an incidental activity in connection with "estates," that existing agriculture and horticulture will continue and, where feasible, perhaps be extended in future. The related land subdivision and zoning regulations give effect to these objectives of the Plan, through encouragement of incidental farming and of appropriate agricultural and horticultural as principal uses in future. In this sense, farming and horticulture, as shown on the map of Existing Land Uses, may be considered to be inherent parts of the General Development Plan.

Nevertheless, the Plan must also attempt to deal with probable changes in conditions, insofar as such changes can be anticipated at this time. In view of economic trends, and growth pressures expected during the next twenty years, it would be unrealistic to plan Upper Brookville on the supposition that all existing and desirable open uses of land can continue indefinitely. Economic conditions, beyond local control, may force the abandonment of some of the present open uses in favor of more intensive types of rural or semi-rural land utilization.

Upper Brookville Master Plan

APPENDIX

EXISTING LAND USES

The accompanying reproduction of the map "Existing Land Uses" shows the purpose for which each property in Upper Brookville was used in May 1959. The map also shows the utilization of land in areas adjacent to the Village.

The location and extent of five principal types of land use, found in Upper Brookville, are indicated on the map together with subcategories, namely:

1. Residential - singlefamily dwelling
 - (a) On lots under 2 acres
 - (b) On lots of 2 to 5 acres
2. Commercial - one property at Cedar Swamp Road and Northern Boulevard
3. Public lands and uses
 - (a) N. Y. State College of L. I., schools, police station
 - (b) Storm water storage basin (County reservation in subdivisions)
4. Open Areas - generally low ratio of buildings, if any, to area of property
 - (a) Cemetery
 - (b) Farm - both commercial and estate farming
 - (c) Estate - country home on 5 acres or more
 - (d) Vacant - unused acreage and vacant lots
 - (e) Horticulture - principally commercial nursery
5. Roads - public and private giving access to abutting property

The acres of land, found in each use, are summarized in Table I. Existing Land Uses - May 1959. Existing Land Uses are more fully discussed in the report "Proposed Plan and Program" for the Village of Upper Brookville, 3 June 1960.

EXTENT OF PROPOSED LAND USES

The master plan map "General Development Plan - 1960 A.D." indicates five major categories of land use in future. The extent of these uses, in acres, is summarized in Table 2.

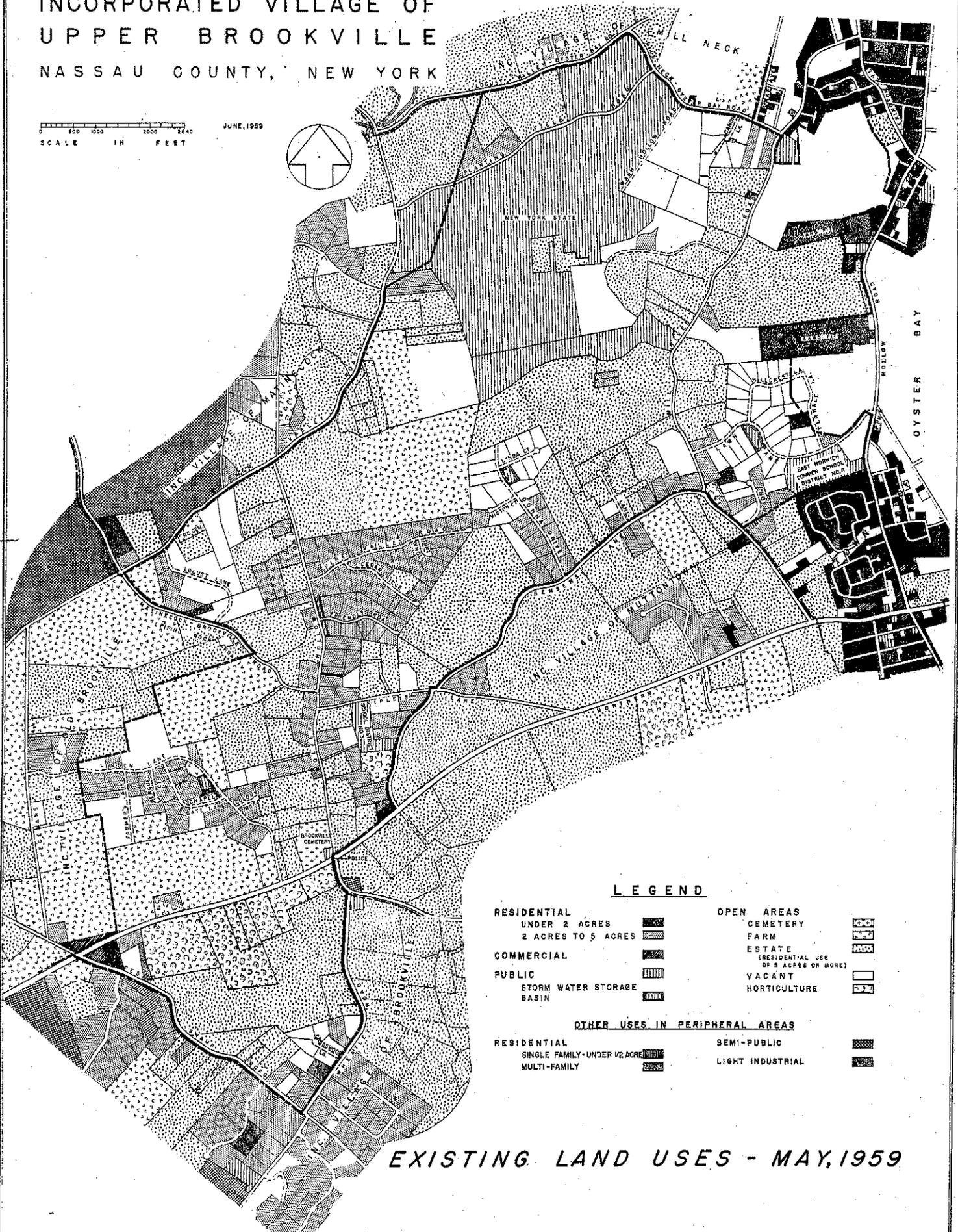
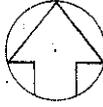
HOUSING CAPACITY OF MASTER PLAN

For the purpose of this estimate it is assumed that Residence areas will be fully developed and that acreage, required under reasonable "standards" for community facilities, will be utilized for appurtenant facilities normally needed to serve the future population, distributed as proposed on the Plan. In addition, new roads, not shown on the Plan map, will be needed for access to lots whenever existing larger properties in residential areas are subdivided.

INCORPORATED VILLAGE OF
UPPER BROOKVILLE
NASSAU COUNTY, NEW YORK

0 500 1000 2000 2500
SCALE IN FEET

JUNE, 1959



LEGEND

- | | | | |
|---|--------------------|---|--------------------|
| RESIDENTIAL | | OPEN AREAS | |
| UNDER 2 ACRES | [diagonal lines] | CEMETERY | [cross-hatch] |
| 2 ACRES TO 5 ACRES | [horizontal lines] | FARM | [vertical lines] |
| COMMERCIAL | [diagonal lines] | ESTATE
(RESIDENTIAL USE
OF 5 ACRES OR MORE) | [horizontal lines] |
| PUBLIC | [vertical lines] | VACANT | [white box] |
| STORM WATER STORAGE
BASIN | [diagonal lines] | HORTICULTURE | [cross-hatch] |
| OTHER USES IN PERIPHERAL AREAS | | | |
| RESIDENTIAL
SINGLE FAMILY - UNDER 1/2 ACRE | [diagonal lines] | SEMI-PUBLIC | [diagonal lines] |
| MULTI-FAMILY | [diagonal lines] | LIGHT INDUSTRIAL | [diagonal lines] |

EXISTING LAND USES - MAY, 1959

Upper Brookville Master Plan - Appendix

TABLE I. EXISTING LAND USES - MAY 1959
Village of Upper Brookville, N. Y.

Type of Use	Area in Acres (*)	% of Gross	No. of Parcels:
1. Residential			
(a) Under 2 acres	12.36	0.45%	9
(b) 2 to 5 acres	338.01	12.35	133
(c) Subtotal	350.37	12.80	142
2. Commercial	5.33	0.19	1
3. Public			
(a) N.Y. State Univ.	388.65	14.20	1
(b) Other Public	39.97	1.46	7
(c) Subtotal	428.62	15.66	8
4. Open Uses			
(a) Cemetery	15.34	0.56	3
(b) Farm	284.54	10.40	6
(c) Estate 5 acres +	974.93	35.61	52
(d) Horticulture	100.87	3.68	7
(e) Subtotal	1375.68	50.25	68
5. Roads	78.79	2.88	-
6. Utilized Area	2238.83	81.78	219
7. Vacant lots & acreage	498.70	18.22	89
8. Gross Area	2737.53	100.0	308

*Data from survey and map: Existing Land Uses - May 1959
Francis Dodd McHugh, Consultant.

TABLE 2. PROPOSED LAND USES - 1980 A.D.
As Shown On General Development Plan - 1980 A.D.
Village of Upper Brookville, New York

Type of Use	Area in Acres	Per Cent
1. Open Development (5 acres min.)	1,151.77	42.07
2. Close Development (2 acres min.)	1,063.01	38.83
3. Residence (*)	2,214.78	80.90
4. Public and Semipublic		
(a) L. I. College	388.65	14.20
(b) Schools & Police	39.97	1.46
(c) Cemeteries	15.34	0.56
(d) Subtotal	443.96	16.22
5. Roads (#)	78.79	2.88
6. Totals	2,737.53	100.00

Note (*) Residence includes all land so shown on Plan map; no allowances are here made for necessary new access roads and appurtenant community facilities that will be needed to serve these areas.

(#) The existing road acreage will necessarily increase; when properties are subdivided, as shown on Plan map, new access roads will be essential.

Francis Dodd McHugh, Consultant - May 1960

Upper Brookville Master Plan - Appendix

Accordingly, the acreage of Residence areas is assumed to be utilized as follows:

<u>Residence Types</u>	<u>Roads</u>	<u>Facilities</u>	<u>Net Acres</u>	<u>Total Acres</u>
Suburban Estates	35.70	73.10	1,042.97	1,151.77
Close (2-Acre)	83.50	92.20	887.31	1,063.01
Totals	119.20	165.30	1,930.28	2,214.78

Suburban Estates: The minimum lot proposed is 5 acres per single-family dwelling. For practical reasons, however, plots probably will average 5.6 acres. On this basis, there would be 186 dwelling units, or singlefamily homes, when the 1,042 net acres in Suburban Estate areas are fully developed.

Close Development: The minimum lot proposed is 2 acres per single-family dwelling. For practical reasons, however, lots are assumed at the existing average of 2.24 acres each. On this basis, there would be 396 dwelling units, or singlefamily homes, when the 887 net acres in Close Development areas are fully developed.

Resident Population

The foregoing estimates indicate that, when fully developed, the Residence areas on the Plan could accommodate a total of 582 singlefamily homes. At the existing average of 3.45 persons per dwelling unit, these homes would house a resident population of 2,010 persons. This housing potential of the Plan is about twice the resident population reported by the 1960 Census.

PHYSICAL FEATURES

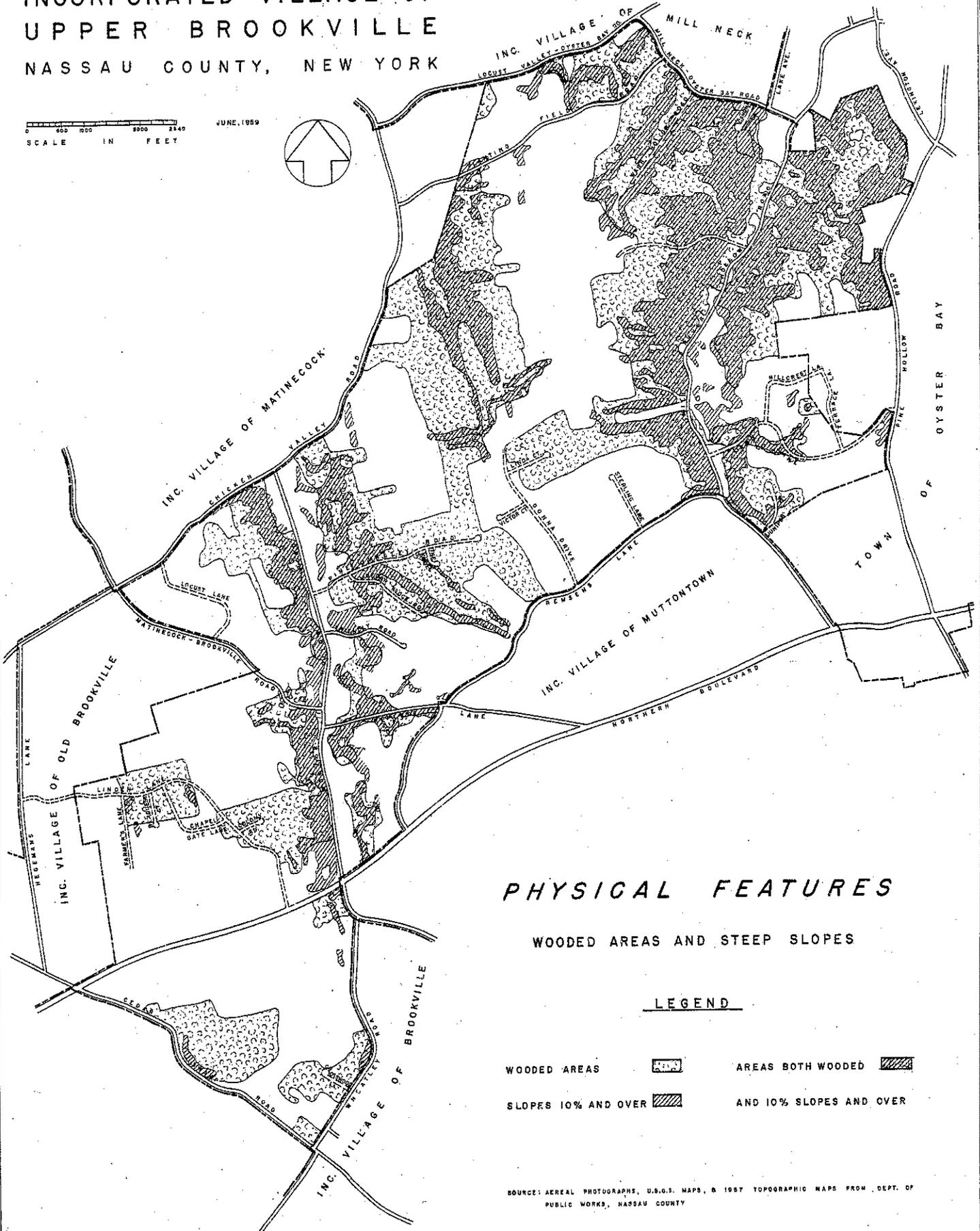
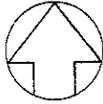
The accompanying map "Physical Features" shows natural characteristics which must be considered in connection with sound land use within Upper Brookville in future. The map derives from study of aerial photographs, U.S.G.S. topographic map, and of detailed topographic maps from Nassau County Department of Public Works. The map reveals four categories, namely: (1) Wooded Areas, land slopes under 10%; (2) Wooded Areas, where land slopes exceed 10%; (3) Areas with slopes of 10% and over, not forested; and (4) "Bare" areas of Upper Brookville, not forested and with land slopes under 10%.

Existing physical features, which affect physical development, are discussed in the report "Proposed Plan and Program" for the Village of Upper Brookville, 3 June 1960.

INCORPORATED VILLAGE OF UPPER BROOKVILLE NASSAU COUNTY, NEW YORK

0 500 1000 1500 2000 2500
SCALE IN FEET

JUNE, 1959



PHYSICAL FEATURES

WOODED AREAS AND STEEP SLOPES

LEGEND

WOODED AREAS



AREAS BOTH WOODED



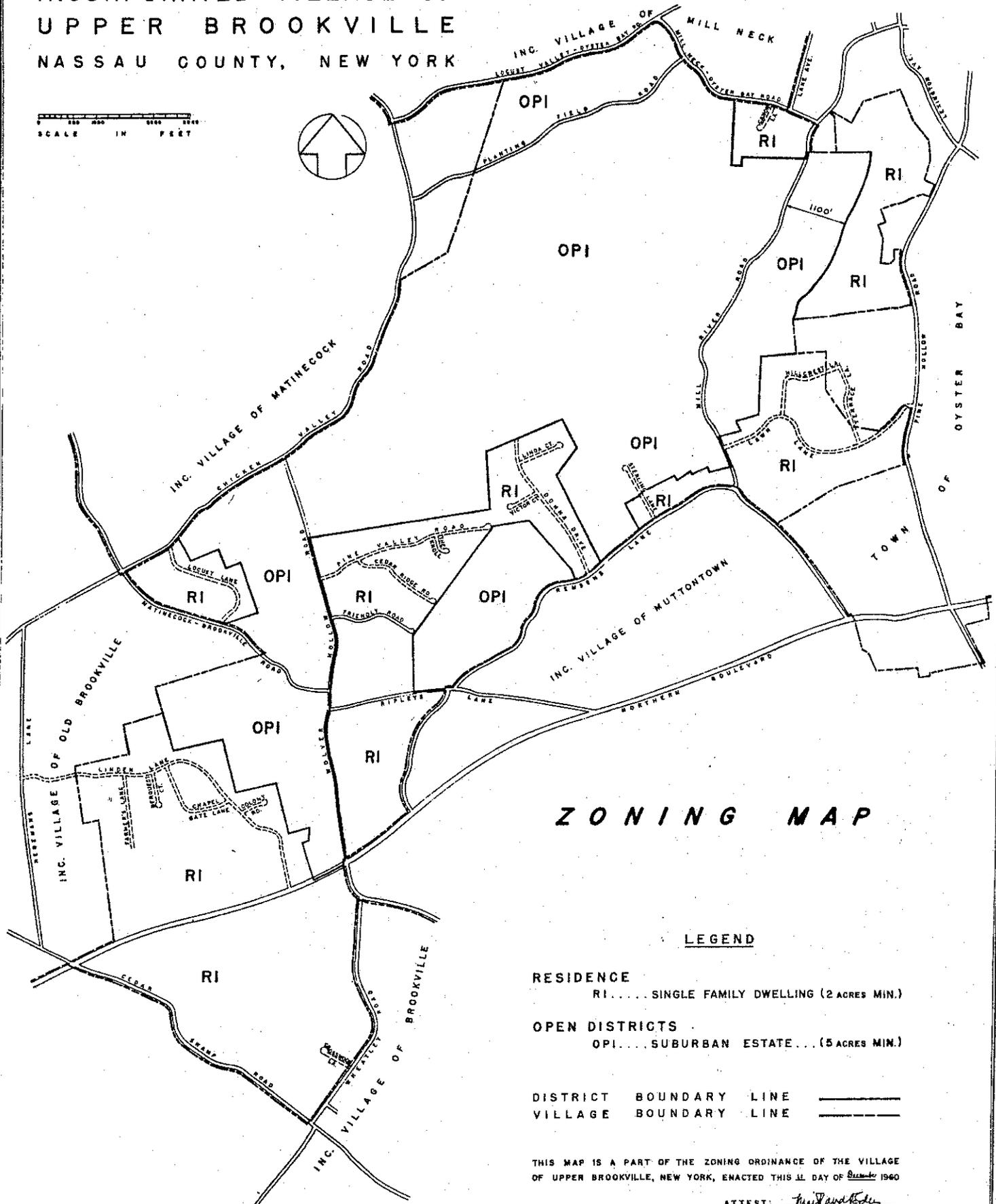
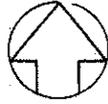
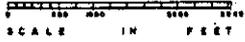
SLOPES 10% AND OVER



AND 10% SLOPES AND OVER

SOURCE: AERIAL PHOTOGRAPHS, U.S.G.S. MAPS, & 1957 TOPOGRAPHIC MAPS FROM DEPT. OF PUBLIC WORKS, NASSAU COUNTY

INCORPORATED VILLAGE OF
UPPER BROOKVILLE
NASSAU COUNTY, NEW YORK



ZONING MAP

LEGEND

RESIDENCE
RI SINGLE FAMILY DWELLING (2 ACRES MIN.)

OPEN DISTRICTS
OPI SUBURBAN ESTATE . . . (5 ACRES MIN.)

DISTRICT BOUNDARY LINE ————
VILLAGE BOUNDARY LINE - - - - -

THIS MAP IS A PART OF THE ZONING ORDINANCE OF THE VILLAGE OF UPPER BROOKVILLE, NEW YORK, ENACTED THIS 11 DAY OF December 1960

ATTEST: *Frank J. Kelly*
MAYOR
Henry S. Dancer
CLERK