VILLAGE OF WOODSBURGH
VISION PLAN

ACKNOWLEDGMENTS

2019 Village of Woodsburgh Board of Trustees

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Environmental Planning Consultant

Nelson, Pope, & Voorhis, LLC

November 2019

This Vision Plan was prepared in accordance with Section 7-722 of the New York State Village Law, and was adopted by the Village of Woodsburgh Board of Trustees on December 16, 2019.

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I. OVERVIEW OF THE 2019 PLAN

A. Village of Woodsburgh - Yesterday and Today

The Village of Woodsburgh is an incorporated village within the Town of Hempstead, Nassau County, New York, and is approximately 0.4 square miles in size, and located on the south shore of Long Island, adjoining Brosewere Bay, the Woodmere Channel and the Woodmere Basin. The Villages of Lawrence and Hewlett Neck, and the Town of Hempstead (hamlet of Woodmere) surround Woodsburgh. Woodsburgh is a small village, comprised of a total of approximately 268 acres which is predominantly developed with single family homes and two apartment buildings. Two private golf courses located in the village, the Woodmere Country Club and the Rockaway Hunting Club, account for much of the Village's land area.

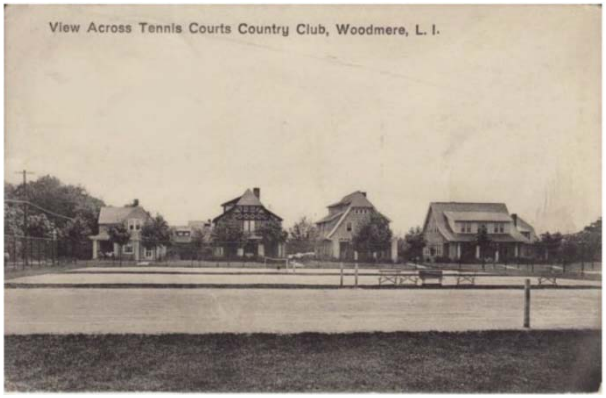
The Village has a rich history and prior to the Civil War was connected to nearby population centers by a stage coach route which followed old Indian trails. In the early 1800s prior to its incorporation, the Village consisted of farmland located within the Rockaways which were then a part of Queens County. In 1868, a wealthy entrepreneur named Samuel Wood, who had been raised on a farm in the Rockaways, began to acquire Rockaway farmland in the area that is now the Village of Woodsburgh to fulfill his dream of improving the community of his childhood. Between 1868 and 1869, major landowners in the Rockaways, including the Woods family, donated land to the South Side Railroad and wooden stations were erected along the route to ensure that communities would have stops along the new Rockaways railroad service. Today, these areas constitute Long Island's "Five Towns", which encompass the hamlets of Hewlett, Woodmere, Cedarhurst, Lawrence and Inwood.

By the late 1800s, the railroad was established on Long Island and New York's upper class sought out areas east of the City for relaxation and outdoor recreation. Mansions were established along the south shore to house the elite during the warmer months. Beach resorts were also established in the Rockaways, which were the catalysts for the development of communities along the railroads' Rockaway Branch. During this time, Samuel Wood's vision for the improvement of Woodsburgh progressed and a boulevard (Woodmere Boulevard) was paved from the main thoroughfare (Broadway) to the Bay to access the Woodsburgh Pavilion Hotel. Cottages were then built on either side of the Boulevard with sidewalks and shade trees located on both sides of the street. The hotel set the standard for the area's luxury seaside resorts and attracted the wealthy and famous to the area for almost 30 years. Graded roads and sidewalks surrounding the hotel linked the Rockaway villages and brought visitors to Woodsburgh.[1]

The influx of affluent second homeowners supported the development of social organizations. The Rockaway Hunt Club (now the Rockaway Hunting Club or "Rockaway Club") was established in 1878 and became the center of social activity in the Rockaways. Originally, the Rockaway Club was formed around equestrian activities and housed those who resided in New York City, but as the countryside around the club transitioned and became more inhabited, the nature of the club changed. Polo, golf and tennis replaced fox hunting as the Club's membership increased, and more City residents began to discover the beauty of the south shore. Elaborate cottages with luxurious amenities were marketed to affluent vacationers, and the Rockaways became an alternative to Long Branch, New Jersey, and Newport, Rhode Island. Club members began to invest in real estate and built their own county houses on the land surrounding the Rockaway Club. Today, the Rockaway Club is one of the oldest country clubs in the United States.

Two years before Woodsburgh became an incorporated Village in Nassau County in 1912, the Woodmere County Club ("Woodmere Club") was established. A new clubhouse and nine clay tennis courts were erected near the Woodmere train station with further plans to acquire frontage along the Bay to build a waterside casino and boathouse.

As a result of the 1929 stock market crash and the Great Depression, many homeowners were forced to sell their properties and estates in Woodsburgh. Following World War II, land speculators who purchased these properties demolished the mansions and constructed several single-family houses in their place. Seventy-five percent of the homes in Woodsburgh today were built after 1939, which is apparent from the architectural styles found throughout the Village (Colonial, Tudor, Contemporary, Victorian, Ranch and Post Modern homes).



[1] Vollono, Millicent D. *A Brief History of the Village of Woodsburgh*. Prepared for the Village of Woodsburgh Centennial Anniversary. 2013.

The Village of Woodsburgh is a close knit, small, stable community whose population has fluctuated only slightly over the past 17 years. Village residents have expressed that the Village is a wonderful place for families, and generations of the same family have chosen Woodsburgh as their home. Community members have indicated that the Village is a safe and serene place to live with scenic views and narrow winding roads. These aspects of the Village of Woodsburgh are of great value to the community. What is noticeable about Woodsburgh is that Woodmere Channel and the private golf country clubs with their open lands buffer the Village from surrounding urbanized areas. The Village is well established along Brosewere Bay and near natural resources such as tidal wetlands and marshy islands. As set forth in later this Vision Plan, a goal of this Plan is to protect, maintain and balance the Village's historic community character and existing recreational and open space resources, as well as preserve the history of the Village.

B. REGIONAL CONTEXT

1. Woodsburgh - A South Shore Long Island Estuary Reserve Community

Long Island's South Shore Estuary, located between the mainland and the barrier islands along the Atlantic Ocean, extends 75 miles east from Nassau County to the Village of Southampton. This area encompasses 173 square miles of Long Island's south shore bays and the adjacent upland areas draining to them. According to the New York State Department of State ("NYS DOS"), "*the estuary's shallow interconnected bays and tidal tributaries provide highly productive habitats that support the largest concentration of water-dependent businesses in the State. Water quality in the estuary is crucial to the health of the commercial and recreational fishing and shellfishing industries*".

The Long Island South Shore Reserve Act was enacted in 1993 by the New York State Legislature to protect and manage Long Island's South Shore Estuary Reserve ("SSER") as a "single integrated estuary and a maritime region of statewide importance". The Reserve is administered by the NYS DOS in cooperation with the Long Island South Shore Estuary Reserve Council and the Citizen Advisory Committee consisting of State and local governments, non-profit organizations, academic organizations and other local stakeholders. The Reserve Act mandated that the Long Island South Shore Estuary Reserve Council prepare a Comprehensive Management Plan, which was adopted in April 2001.

The Village of Woodsburgh is part of the South Shore Estuary Reserve's western bay which extends from the western boundary of the Town of Hempstead to the Nassau-Suffolk County line, and includes Hempstead Bay and South Oyster Bay (see **Figure 1**). These embayments consist of an extensive area of shallow water and salt marsh islands connected by channels and tidal creeks. The western bay contains the greatest concentration of salt marsh islands that are frequently subjected to erosion due to the relatively high tidal range and proximity to heavy commercial and recreational boat traffic. Habitat loss and pollutants from the mainland have had a negative impact on species that inhabit this subregion.

The SSER Comprehensive Management Plan facilitates a regional strategy to improve and maintain water quality and long-term health of the Reserve's bays and tributaries; preserve tidal wetlands and wildlife; sustain the Reserve's tourism and economy; expand public use and enjoyment; and increase education, outreach and stewardship. The SSER Plan includes the following recommendations, which are considered in this Vision Plan:

- Water Quality – Improve water quality and implement a strategy to protect lands that provide significant pollution reduction; retrofit existing stormwater infrastructure; adopt best management practices; and increase education and outreach to prevent nonpoint source pollution in the Reserve.
- Living Resources – Sustain and improve living resources of the Reserve by incorporating an ecosystem perspective into resource management; protect, restore, and improve habitat; improve the productivity of living resources; and address scientific information needs.
- Public Use and Enjoyment – Preserve open space for public enjoyment and access, buffer sensitive habitats, improve water quality and retain the visual landscape of the estuary.
- Estuary Reserve-related Economy – Support water-dependent businesses and enhance maritime centers in order to maintain the viability of the estuary's economy.
- Education, Outreach and Stewardship – Raise awareness through outreach to general and specific audiences and through formal education activities.

In developing the Vision and recommendations for this Plan, the location of the Village within this significant region has been considered.

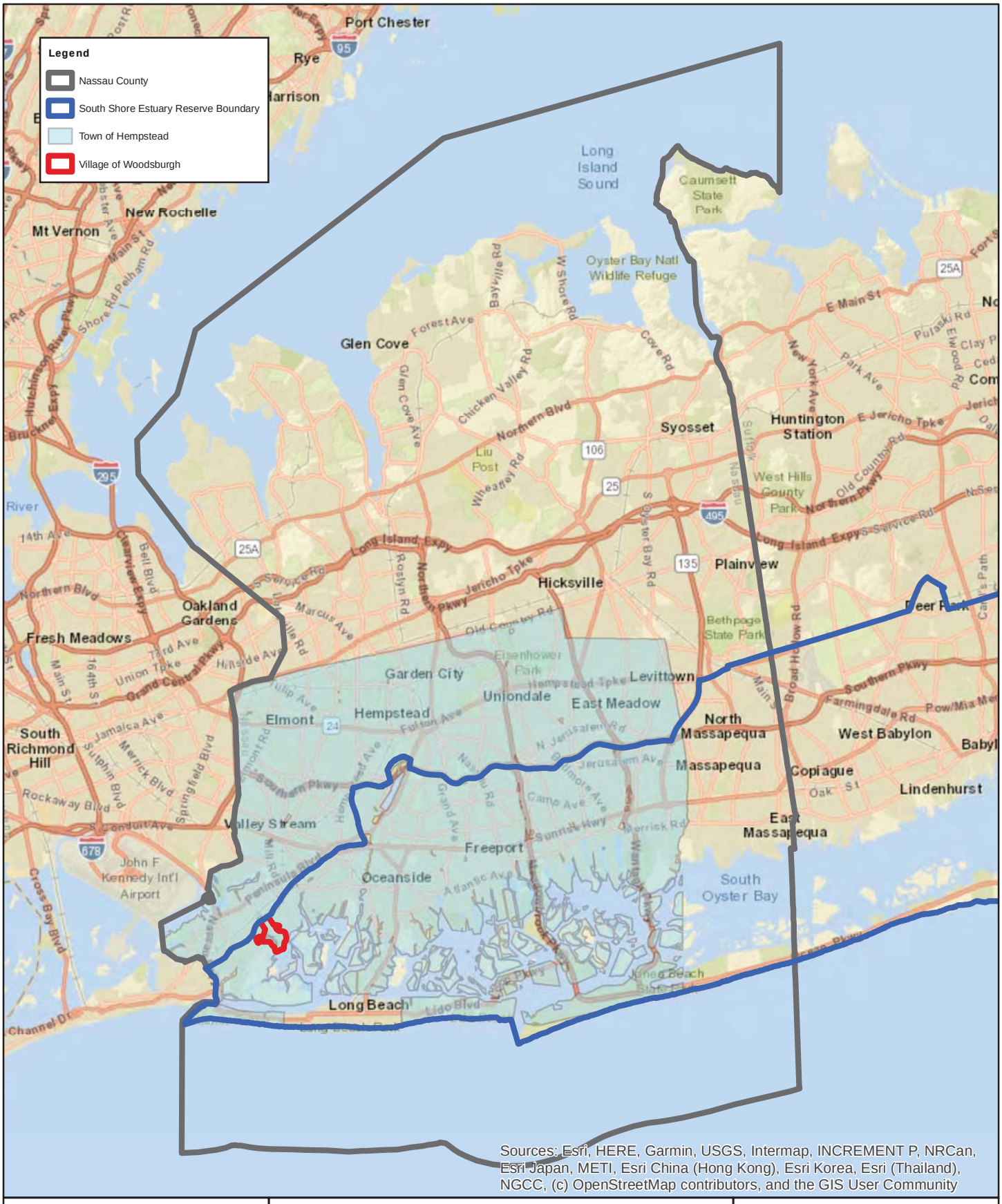


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FIGURE 1
REGIONAL LOCATION MAP

Source: Nassau County GIS, NYS GIS WSM

Scale: 1 inch = 20,000 feet

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Village of Woodsburgh Vision Plan

2. Woodsburgh – A Nassau County Community

Nassau County occupies approximately 298 square miles of area on Long Island and is located between Suffolk County and New York City's Queens County. The Long Island Sound and the Atlantic Ocean form the northern and southern boundaries of Nassau County with 188 miles of scenic shoreline. Nassau County consists of three Towns (Hempstead, Oyster Bay and North Hempstead), two cities (Glen Cove and Long Beach), 64 incorporated villages and numerous hamlets that are part of Nassau County's three Towns.

The entirety of Village of Woodsburgh is located within Nassau County, which is part of the larger New York City Metropolitan Region.[2] Nassau County's proximity and connection to New York City by highways and rail lines has provided the County with significant employment, business, entertainment, housing, cultural and recreational opportunities which has induced the County's growth.

The topography of the County is defined by two glacial moraines extending west to east and which form ridges the length of Long Island. The ridges along the north shore were formed by glacial deposits and are characterized by irregular topography and drainage channels that empty out into deep bays. The Town of North Hempstead and part of the Town of Oyster Bay are dominated by a ridge, with the highest elevation in the County in the Village of East Hills at 378 feet above sea level. Rolling hills in the northern portion of the County flatten out to a broad glacial outwash plain in the southern portion of the County. Extensive tidal and marsh areas, barrier beaches, and sand dunes are located along the Atlantic Ocean coastline in the southern part of the County[3]. Woodsburgh is part of this broad glacial outwash plain, as well as the fill activity which occurred extensively along the south shore.

This Vision Plan acknowledges the Village's location within the Nassau County region. The vision, policies, and recommended land use strategies take into consideration the Village's unique setting within Nassau County and the larger New York City Metropolitan Region.

On a more local level, the Village is part of an informal grouping of villages and hamlets referred to as the "Five Towns" within the Town of Hempstead in Nassau County. The Five Towns region includes nine jurisdictions on the south shore of western Long Island, adjoining the border of Queens County and the head of the Far Rockaway Peninsula. The Five Towns area was designated in 1931 when local fundraising groups in Inwood, Lawrence, Cedarhurst, Woodmere and Hewlett formed the "Five Towns Community Chest" organization.[4] Five Towns also derived from the five stops along the Long Island Railroad (LIRR), which, at the time, referred to Hewlett, Woodmere, Lawrence, Cedarhurst and Inwood.[5] Today, the Villages of Cedarhurst, Lawrence, Hewlett Harbor, Hewlett Bay Park, Hewlett Neck and Woodsburgh are all part of the Five Towns region.

C. THE PURPOSE OF THIS VISION PLAN

What is a vision plan? A vision plan or a comprehensive plan is a document that describes a vision of a community's future and the goals and objectives that, through action taken by the Village Board of Trustees and other agencies, support that vision. While each citizen may have a particular vision for Woodsburgh,

[2] The New York City Metropolitan Region includes Long Island, New York City, the lower Hudson Valley counties, and certain areas in northern New Jersey and southern Connecticut.

[3] Nassau County Planning Commission. *Nassau County Comprehensive Plan*. December 1998. Nassau County, NY. Available at https://www.nassaucountyny.gov/DocumentCenter/View/2775/1998ComprehensiveMasterPlanCompletereduced?bidId=.

[4] Nassau County Department of Public Works. *Five Towns Drainage Study*. December 22, 2017. Westbury, NY. Available at https://www.nassaucountyny.gov/DocumentCenter/View/21224. Accessed May 2019.

[5] Five Towns Planning Committee. *The Five Towns NY Rising Community Reconstruction Plan*. March 2014. Available at https://stormrecovery.ny.gov/sites/default/files/crp/community/documents/fivetowns_nyrcr_plan.pdf. Accessed May 2019.

an adopted Vision Plan reflects consensus that is achieved through a participatory public input process, and contains the land use, environmental and related policies that will guide the community in the actions it undertakes or reviews, until the Plan is reviewed again.

No official comprehensive planning document has previously been adopted for the Village of Woodsburgh. As such, Nassau County comprehensive planning documents have generally shaped policy decisions in the Village and have provided broad recommendations that are not specific to the Village and thus do not express the preferences of the local residents to preserve Woodsburgh's open space and low-density, small-scale residential community character. New York State Village Law ("Village Law") regulates the preparation and adoption of a comprehensive plan. Section 7-722 defines a comprehensive plan as: *"…the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the village."* Once a comprehensive plan is adopted by the Village Board of Trustees, all Village land use regulations must be consistent with the recommendations of the plan.

Before a comprehensive plan document can be adopted and implemented, the Village must carefully consider the environmental impacts of implementing the Plan in accordance with the regulations implementing the New York State Environmental Quality Review Act (SEQRA).

This is a policy document that presents a vision for the future and identifies goals and objectives to achieve the vision. The Vision Plan will guide future actions in a way that protects and enhances the Village's existing residential character, quality of life, and sensitive natural resources.

In the sections that follow, the Vision Plan recommends specific tools and solutions, and presents a vision of Woodsburgh that guides the Village Board of Trustees in the adoption of specific local laws and regulations to achieve that vision. The Plan can also guide actions of the Village such as working with adjacent municipalities, providing education for residents and pursuing funding decisions.

II. VISION STATEMENT

The Vision Statement is a major guiding component of this Plan. It describes Woodsburgh's values and aspirations and a shared image of how it wishes to evolve over the next 10 to 20 years. A vision considers the attributes of a community that make it unique – its environmental and cultural fabric - and is forward looking, positive, affirmative and aspirational. This Vision Plan specifically defines the vision, goals and objectives related to the future of the Village of Woodsburgh.

A. VISION PLANNING PROCESS

The Woodsburgh Village Board of Trustees retained an environmental planning consultant to review all baseline data, participate in visioning efforts, obtain public input and prepare this Vision Plan. The Village Board of Trustees and Village Attorney participated in this effort by ensuring a robust public participation process and overseeing preparation of this Vision Plan.

Community visioning is the process of developing consensus about what future the community wants, and then determining what is necessary to achieve it. The Vision Statement captures what community members most value about Woodsburgh, and the shared image of what they want their community to become. It inspires everyone to work together to achieve the vision. This vision statement gives the Village's boards, agencies, and organizations the long-term, comprehensive perspective and direction necessary to make rational and disciplined decisions on community issues as they arise. The Village's boards, in reviewing a plan or proposal will ask – is it consistent with the Vision? The vision statement set forth herein was crafted through a collaborative process that involved public input from the community through an online survey and public participation at a Public Open House.

B. PUBLIC INPUT ON THE VISION STATEMENT AND PLAN

A public survey was conducted to solicit input from community residents and stakeholders. Robotic calls and emails were sent to the community and residents were able to respond to the survey online. The public survey was open for 5 months, to allow extended opportunity for the community to participate. Approximately 130 residents and community members responded to the survey and provided valuable input to inform the recommendations of this plan. Of the 130 respondents, 121 respondents indicated that they were Village residents while 9 answered they were not residents but were interested in the future of Woodsburgh. Additionally, a public open house was held on June 27, 2019, at the Hewlett-Woodmere Public Library to solicit comments on the needs of the Village. Approximately 30 community members attended this public open house. The results of the survey and the open house serve as input for the Vision Statement and recommendations contained in this Vision Plan.

Based on survey responses, key words and phrases that resonate with community members, and which they support include:

- Tranquil (88%)
- Safe community (85%)
- Quality of life (82%)
- Desirable place to live (76%)

- Family friendly (68%)
- Preserve natural and ecological resources (68%)
- Historic (52%)
- Walkability (52%)

All other words and phrases received less than 50 percent support.

The survey also indicated that participants supported the following planning principles for the future of Woodsburgh:

- Maintaining residential serenity (98%)
- Minimizing flooding (98%)
- Minimizing additional traffic volume on Village roadways (97%)
- Improving stormwater management and protections (97%)
- Protecting natural and ecological resources (97%)
- Enhancing neighborhood character (91%)
- Preserving historic and cultural resources (90%)
- Protecting viewsheds (89%)
- Enhancing the pedestrian network/maintaining safe pedestrian pathways (88%)
- Improving traffic flow (85%)
- Providing open space (84%)
- Building sustainably (76%)
- Implementing green infrastructure such as rain gardens (73%)
- Providing parks (62%)
- Providing recreational opportunities (61%)

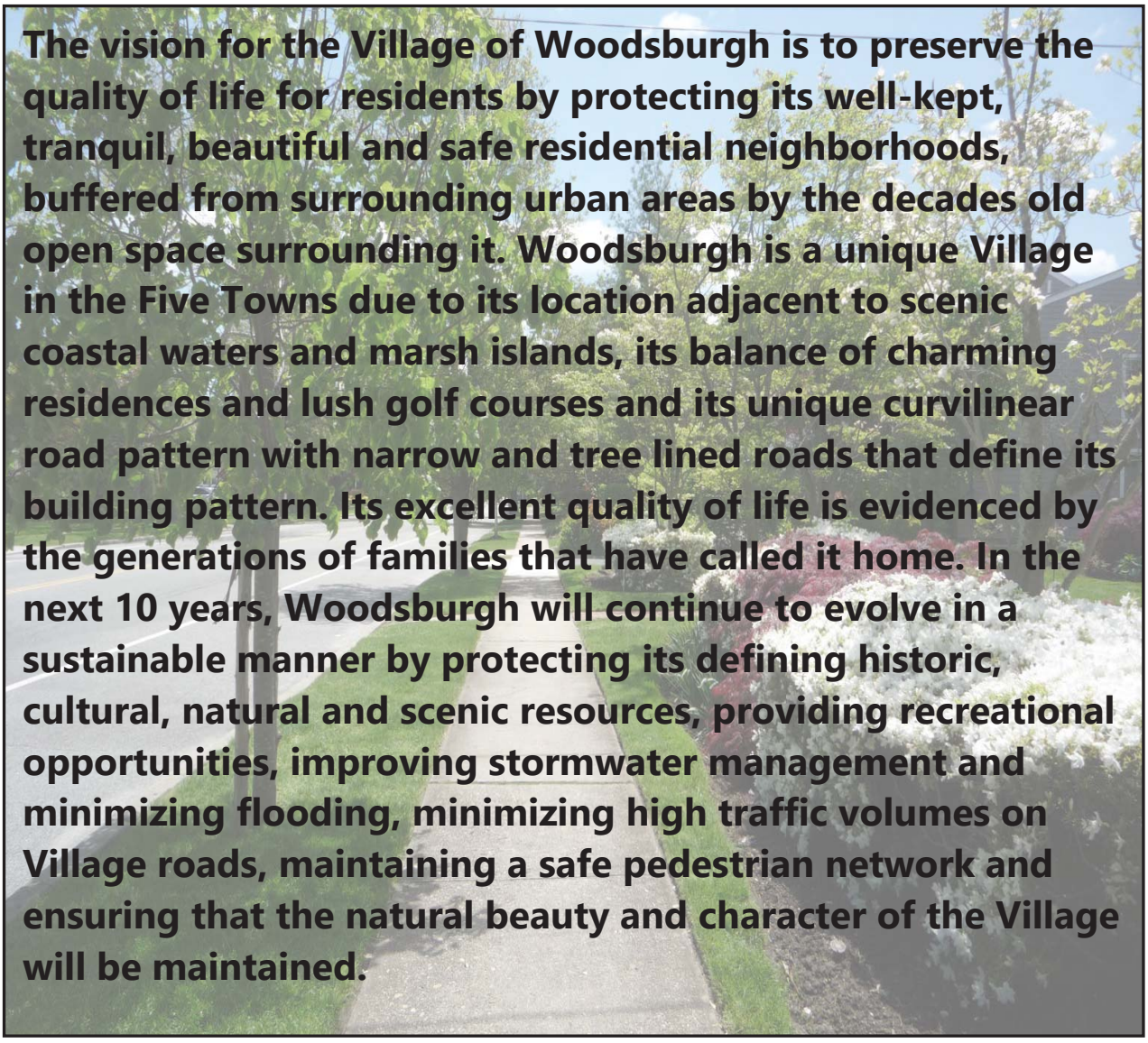
Other comments from the public for additional planning considerations included minimizing noise and air pollution, preserving the existing quality of life, preventing overcrowding, protecting quiet neighborhoods, maintaining a lower traffic volume and protecting the waterfront.

Additional issues and topics covered in the public survey, as discussed further in **Chapter V,** included parks and recreational areas, potential water dependent uses, preserving of open space in potential new developments, preferences for types of new development, important scenic views, protecting the community character from overdevelopment, stabilizing the existing housing stock, historic and cultural resources, ecology, flooding and quality of life.

The goals and objectives that follow have been identified based on public participation and are intended to further define the manner in which the Vision for Woodsburgh can be achieved.

C. A VISION FOR WOODSBURGH

The Village of Woodsburgh is a small, historic, tranquil and unique open space and residential enclave located along the south shore of Nassau County, nestled between scenic coastal waters with marsh islands and well-established and attractive residential neighborhoods. Its excellent quality of life is evidenced by the generations of families that have called it home. The Village is highly supportive of protecting and preserving its open space, natural environment and historic resources. Over the next 10 years, the community aspires to protect Woodsburgh's small Village feel, and ensure that any new development in or around the Village will protect Woodsburgh's existing community character, sensitive natural and ecological resources, as well as open space and recreational areas, and will be harmonious with the Village's existing community character.



D. GOALS AND OBJECTIVES

The following goals and objectives support the Vision for the Village of Woodsburgh.

COMMUNITY CHARACTER: Protect the existing community character and development pattern in the Village.
Strong support exists for protecting the existing historic building pattern that exists in the Village of Woodsburgh. Recommendations to support preservation of community character include:

- Create and adopt design guidelines that can be used by the Architectural Advisory Committee that define and promote the existing building pattern to maintain the existing character of the Village.
- Ensure that new development, including new and altered residential and nonresidential buildings, are architecturally designed to "fit" and be compatible with the Village's high-quality residential neighborhoods.
- Revise Chapter 150 of the Village Code to incorporate specific landscaping standards to ensure all developments are landscaped in a manner that protects and promotes positive aesthetic qualities.
- Implement lighting standards that balance the need for safety during evening hours with the intent to protect the dark night sky conditions.
- Ensure that future developments provide perimeter landscape buffers in a manner that protects and promotes positive aesthetic qualities.

LAND USE AND ZONING: Maintain the Village's existing residential and open space/recreational character.
Overall, Village stakeholders want to protect the Village's existing quality of life, defined by its attractive residential neighborhoods and its open space. Recommendations to maintain the Village's residential and open space/recreational character include:

- Explore the viability of a Transfer-of-Development Rights (TDR) program. A TDR program would allow development to be transferred from the golf course properties within the Village to existing downtowns that are being revitalized. The golf course properties are environmentally sensitive and vulnerable, and downtowns have the infrastructure to support development.
- Promote the use of conservation easements to preserve and protect dedicated open space.
- Explore creation of a recreational zoning district for existing properties that are in golf course use.
- Consider amending Chapter 150 to allow golf courses and/or other appropriate recreational uses as permitted uses in the appropriate zoning districts.
- Explore creation of a coastal protection zoning district that encompasses and protects environmentally sensitive areas and the NYS DOS designated significant coastal fish and wildlife habitats in the Village.
- Consider amending Chapter 131, Subdivision of Land, to give the Village the authority to require an applicant to submit a cluster subdivision plan for properties that are located within environmentally sensitive areas.

- Although the Village acknowledges it does not control zoning outside its boundaries, any future residential development outside and adjacent to Woodsburgh should match the minimum lot size of Woodburgh's zoning districts and/or permit development at a density consistent with the Village's zoning requirements.
- Consider adopting a tree preservation law that requires submission and Village approval of an application to remove or cut mature trees to preserve the wooded character of the Village.
- Create and adopt well-defined site plan review procedures and development guidelines to ensure any new development is visually attractive, protects and maintains open space, preserves natural and ecological resources and does not detract from the Village's neighborhood character.
- Consider requiring site plan and architectural approval of any new buildings proposed in the Village.
- Ensure that the building permit process requires review of building sizes to ensure they comply with the Village maximum floor area and coverage requirements applicable to each zoning district.
- Ensure that the Long Island Workforce Housing Program is implemented for any future subdivisions or any future development consisting of five or more residential units within the Village.
- Amend the Zoning Map and Code to bring the existing multi-family buildings into conformity.
- Adopt relevant zoning, planning and/or building code provisions to address impacts of rising sea levels and climate change.

NATURAL RESOURCES: Preserve and protect the existing natural resources within the Village including surface waters, floodplains, groundwater, wildlife and habitats.

Residents and stakeholders regularly observe wildlife within and adjacent to the Village given its strategic location along the shoreline. The relative lower density development within the Village in comparison to its neighboring villages, and the significant expanses of open space within the two golf courses situated in the Village, allow for these observations and serve to protect the Village from climate impacts. The golf courses adjoin the shoreline, and critical coastal habitat is present. Objectives related to natural resource protection include:

<u>Wildlife and Habitats:</u>

- Create a coastal protection zone that protects the NYS DOS-designated significant coastal fish and wildlife habitats in the Village. This zoning district should include the small high marsh area that is present within the middle portions of Woodmere Channel and represents the most ecologically viable area within the Village.
- When reviewing developments, require that the density or intensity of development considers any environmentally sensitive features which may be present, by excluding these sensitive resources when determining development yield.
- Explore the installation of a living shoreline which could improve significantly the health of native flora and fauna.
- Explore the installation of submerged aquatic vegetation along the Village's shoreline to reduce wave action, provide habitats for NYS DOS-designated significant coastal fish and wildlife and improve water quality in West Hempstead Bay.
- Restore wetlands along the shoreline that have been impacted by previous development and ensure that any new development does not degrade the quality of same, as wetlands contribute to coastal flood risk management, wave attenuation and sediment stabilization/accumulation.

- Install nesting platforms along the shoreline, especially within the Woodmere Channel to provide nesting locations for Ospreys, Peregrine Falcons and Yellow-crowned Night Herons.
- The Village should assess the population and nesting ground of the Diamondback Terrapin to determine where the species is in need of greater protection.
- Restrict development of and disturbances to the sandy coastal areas in the Village, as these areas are utilized as nesting grounds for the Diamondback Terrapin species.
- Protections for Diamondback Terrapin should be established for known or newly discovered nest locations.
- Require any new subdivision development within the Village to include a landscaping plan to promote native trees tolerant of salt spray as close to the shoreline as feasible.
- Assess the salinity and ecology of the ponds at the Woodmere Club in the Village, as these ponds may represent a significant natural area hosting turtles, frogs and other semi-aquatic species as well as a feeding ground for other species within the Village.
- The Village should explore preserving lands for public access and natural resource protection, especially along its waterfront as West Hempstead Bay to the south of the Village is home to a large variety and population of waterfowl.
- Explore the feasibility of collaborating with Cornell Cooperative Extension Marine Program and the Long Island Shellfish Restoration Project to establish a sanctuary site along the Village's shoreline as a coastal resiliency measure.
- Consider establishing a setback distance from the shoreline which will remain undisturbed and protected from encroaching development.

Stormwater Management and Landscaping Techniques:

- Consider amending Chapter 150, Article IX, Erosion and Sediment Control to require new developments to be designed to handle runoff from rainfall events consistent with Nassau County stormwater standards.
- Implement landscaping standards that require new development to conserve existing non-invasive vegetation where possible, as well as introduce native species to encourage low-maintenance and drought-tolerant landscaping to minimize the use of fertilizer or pesticides.
- Introduce green infrastructure stormwater controls which serve the dual purpose of greening the Village and controlling stormwater runoff.
- Require that new development install rain gardens where practicable and use slow-release organic fertilizer. Additionally, install bioswales throughout any proposed developments.
- Provide public outreach and information packets to community members to encourage the use of native plantings, rain gardens and slow-release organic fertilizer.
- Any new development should incorporate best management practices for attenuating pollutants from stormwater runoff such as managing the use of pesticides or fertilizers. Activities should be set back a minimum distance from all surface waters, and swales and other features should be introduced to filter runoff, to the extent necessary.
- Ensure that any new development does not interfere with the interconnected series of catch basins, manholes, piping systems and outfalls associated with the Broadway Drainage Area and the Keene Lane Drainage Area, as noted in Nassau County's Five Towns Drainage Study.

- Apply for funding for recently recommended improvements by the County to the Broadway (which includes Village roads) and Keene Drainage Areas, including new backflow prevention devices, water treatment devices and pipe size improvements.
- Examine existing bulkheads in the Village and determine if improvements are required to reduce flooding impacts.
- Explore the feasibility of installing crown walls on existing or new vertical structures (e.g., bulkheads and seawalls) in the Village.
- Explore the possibility of installing seawalls or floodwalls to reduce the risk of flooding during storm events.
- For any new development, Low Impact Development (LID) principles should be implemented and appropriate building standards should be adopted to provide for enhanced stormwater management.
- Install rain gardens along the roadways adjacent to the shoreline (i.e., Hickory Road, Railroad Avenue, Rutherford Lane, Woodmere Boulevard, Ivy Hill Road and Meadow Drive) to mitigate flooding and drainage issues, as well as protect groundwater. Additionally, install bioswales along these roadways.
- Work with the County to increase maintenance of storm sewers on Broadway, as this roadway is prone to flooding during rain events and high tide events.
- Limit the amount of new impervious surfaces within the Village by requiring permeable pavers to be utilized in strategic areas of new construction.

OPEN SPACE AND RECREATION: Preserve existing open space and recreation, as well as provide new open space and recreational opportunities for the community.

The community finds that existing open space and recreational areas in the Village are assets to the community. Therefore, it is recommended that the Village:

- Consider creating a recreational zoning district for recreational uses in order to preserve open space.
- Create a nature trail or boardwalk along the Woodmere Channel.
- Create an observation area along Railroad Avenue overlooking the Woodmere Channel.
- Create a walking trail linking Woodsburgh to neighboring Villages by working cooperatively with adjacent municipalities and explore reuse of existing on-site trails and walkways where new development occurs.
- Explore additional areas within the Village to locate new parks.
- Assess the feasibility of converting the Woodmere Clubhouse into a Village Community Clubhouse/Community Recreational Center.
- Incorporate a recreational component into any proposed residential development, including development of either of the golf courses.
- Ensure that parkland be set aside as part of any new major developments, or require a fee in lieu of providing land. The amount of land to be set aside as part of any development should be related to the existing and anticipated recreational demand created by new development.
- Review the Village's recreation fee schedule to align it with the Village's recreational needs.

HISTORIC AND SCENIC RESOURCES: Preserve and enhance local historic resources and important views that define the character and "sense of place" of the community.

During the public participation process, citizens noted many times that the Village contains important scenic views, as well as historic and cultural resources that should be protected:

- Adopt a local landmarks law chapter within the Code for the creation of a Village Historic Preservation Board and for identification of significant local historic, architectural and cultural landmarks. This local law chapter will also outline the powers and duties of the Historic Preservation Board.
- Designate the Woodmere Clubhouse as a local historic landmark and preserve the existing architectural features of same.
- Ensure that new development and alterations are designed in a manner consistent with the historic character of landmark buildings and properties.
- Require all new building development to be reviewed by the Village's Architectural Advisory Committee.
- Conduct cultural resource surveys in conjunction with development applications and coordinate findings with the State Historic Preservation Office (SHPO).
- Require dense vegetated buffers along the property boundaries proximate to historic resources within and adjacent to the Village in order to screen potential views of any proposed future development visible from these resources. Any mitigation proposed by SHPO or the Architectural Advisory Committee must be reviewed and incorporated into new developments, as required.
- Collaborate with the Town and County to require significant vegetated buffer areas between any new development and nearby Village roads and uses to mitigate potential visual impacts. Appropriate front yard, side yard and rear yard setbacks should match those in the Village of Woodsburgh and be implemented to reduce visual impacts on the Village.

TRANSPORTATION: Protect and promote the Village's existing road pattern, improve traffic flow to minimize high volumes of traffic on Village roadways and enhance the pedestrian network to maintain safe pedestrian pathways.

Village stakeholders expressed numerous concerns regarding a safe, adequate and efficient transportation network, as traffic within and surrounding the Village is severely congested with traffic.

- Unlike surrounding villages, Woodsburgh has a unique curvilinear road pattern with narrow roads, short road segments between intersections, and which often allow one-way traffic only. Any new major development must design new roads that adhere to this roadway pattern to protect the Village's character.
- Inventory all roads within the Village and identify any potential issues including congestion and high accident locations, pedestrian and bicycle travel and potential transportation improvements.
- Identify Village streets for potential traffic calming measures, such as Meadow Drive and Woodmere Boulevard. Specific traffic calming measures could include landscaped curb extensions, speed bumps, landscaped medians and speed signage.
- Reach out to the County to identify locations where pedestrian amenities can be enhanced to maximize safety for crossing Broadway including, but not limited to, crosswalk restriping.

- Any Applicant proposing a new major development in the Village should submit a traffic impact study that specifically addresses emergency access provisions and identifies potential improvements to the surrounding roadways.
- As Railroad Avenue is a narrow street that is prone to flooding during small rain events and sunny day flooding, a feasibility analysis should be prepared to determine the full use of the roadway, existing capacity issues and potential actions to reduce deleterious impacts.

COMMUNITY FACILITIES: Ensure that existing community services have the capacity to serve the Village and any potential developments in the future.

Community facilities are important and are an aspect of the positive quality of life in the Village. Objectives related to these facilities include:

- Ensure that during the review of any major development proposed in the Village, the community service providers (i.e., police, fire, emergency medical services and school districts) regarding facilities, services and capabilities which may be pertinent to providing service to future developments be consulted for their input.
- Assess the Woodmere-Hewlett Sewer Collection District and the New York American Water Company capacity to serve future developments in the Village.
- Consider creating a community center for the Village, which could re-use the Woodmere Club building for this purpose.
- Consider housing options for out-of-town visitors, particularly during holidays and special celebrations.

III. CONCEPTUAL LAND USE PLAN

The Conceptual Land Use Plan indicates the land use policy preferences for the areas that make up the Village of Woodsburgh. The recommended Conceptual Land Use Plan is intentionally drawn to have generalized and non-specific boundaries, so that flexibility and discretion can be used at the time that the Village Board translates the conceptual land use areas into distinct zoning districts (see **Figure 2**).

A. ACTIVE RECREATION/VILLAGE GUEST LODGING

The Active Recreation/Village Guest Lodging land use area encompasses the portion of the Woodmere property containing the Woodmere Clubhouse, adjacent parking areas, athletic facilities (e.g., tennis courts) and associated landscaping. This area has historically been used as a clubhouse since 1910 when the Woodmere Club was established over 100 years ago. The Village wishes to retain this area as a clubhouse that supports the existing privately-owned golf course. The Village prefers that the clubhouse remain in its current use, a Village community center, or enhanced and adaptively reused for limited overnight accommodations. Any development in this area should be consistent with the Active Recreation/Village Guest Lodging land use area. If a golf clubhouse is not feasible in the future for this area, the Village prefers it be utilized for limited hospitality services such as Village guest lodging. When translated into zoning, it is anticipated that a new Active Recreation/Guest Lodging zoning district, or as a component of another district, would be created to encompass this area.

B. RECREATION/VERY LOW DENSITY RESIDENTIAL I

The Recreation/Very Low Density Residential I area encompasses the Rockaway Club property that is located at the southern end of the Village. The NYS DOS-designated significant coastal fish and wildlife habitats encompass the Rockaway Club shoreline and are prioritized for protection. In addition, there is a small high marsh area on this property that may include potential habitat and nesting areas for protected shorebird species. The Village seeks to keep this area as a golf course or in passive recreational use, in order to preserve the environmentally sensitive portions of the property, maintain existing open space resources and scenic views that this area provides.

Clustered development is recommended within this land use area. Where cluster development is recommended, it refers to a development technique authorized by Section 7-738 of New York State Village Law which allows the Village Board to authorize the Planning Board to approve a cluster development. Section 7-738 defines "cluster development" as *"a subdivision plat or plats, approved pursuant to this article, in which the applicable zoning local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands"*. Further, the enabling legislation states that a cluster development *"shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the planning board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning local law applicable to the district or districts in which such land is situated and conforming to all other applicable requirements."*

The intended primary land use for this area is golf course use. However, should the property be proposed for alternative uses, the Vision Plan recommends that the property be redeveloped in a manner that

prioritizes the protection of open space and environmentally sensitive areas and that one-family detached dwellings be sited in a cluster arrangement to achieve this goal. The current zoning (Residence 2A) requires a minimum lot size of two acres; however, the 2-acre density could be used to determine the yield for a cluster development.

C. RECREATION/VERY LOW DENSITY RESIDENTIAL II

The Recreation/Low Density Residential II area encompasses the Woodmere Club golf course property that is within the Village boundary, excluding the Woodmere Clubhouse (i.e., the Active Recreation/Village Guest Lodging area). This area contains sensitive environmental resources, existing open space and provides scenic views for the community. Additionally, this area floods frequently and is associated with tidal storm waters from West Hempstead Bay and Woodmere Channel. As described in the Recreation/Very Low Density I land use area, clustered development is recommended within this land use area.

As such, this area is intended for recreation and open space and the Village wishes to retain this area as a golf course. However, should this property be proposed for redevelopment, this Vision Plan recommends that clustered development be required. Consistent with residential density allowed in other environmentally constrained areas in the Village, the density is recommended to be one dwelling unit per approximately 2 acres. Clustered dwelling units are most appropriate to preserve recreational use and protect the most environmentally sensitive areas along the shoreline. Any development within this land use area should be situated northwest of Keene Lane/Railroad Avenue and Rutherford Avenue in the Village, in order to maximize the distance from the sensitive coastal areas; where properties have higher elevations where depth to groundwater is greatest; and where dwellings may be less susceptible to extreme flooding. Access into any proposed development should minimize the introduction of additional traffic onto Meadow Drive which is lined with existing single-family residences in the Village of Woodsburgh. Those residences would be impacted by such traffic.

D. MEDIUM TO LOW DENSITY RESIDENTIAL

The Medium to Low Density Residential area encompasses the single-family residential properties east and north of Ivy Hill Road, north of Hickory Road, south and west of Woodmere Boulevard South and Browers Point Branch, and south of Pond Lane. This area is intended for single-family detached dwellings on parcels of not less than 20,000 SF. Therefore, the Residence A zoning district is appropriate for this area. Home offices are permitted in this area, provided that the occupational facility is located in the dwelling where the practitioner lives. However, depending on size and type, would be reviewed by the Village Board to ensure the home occupation does not impact the residential neighborhood within which it is located and does not exceed a certain scale or intensity of use. Any new single-family residences constructed in this area must be compatible with the existing residential character of the community.

E. MEDIUM DENSITY RESIDENTIAL

Like the Medium to Low Density Residential area, the Medium Density Residential area encompasses existing residences within the Village. Specifically, this area generally includes all residential properties south of Broadway, west of Woodmere Boulevard South, north of Pond Lane and east of Meadow Drive. However, this area does not include the existing multi-family uses at the southeast intersection of Broadway and Meadow Drive, nor does it include the residential properties south Porter Place, west of Wood Lane, north of Keene Lane and east of Meadow Drive. This area is intended for single-family detached dwellings on parcels no less than 14,500 SF. Similar to the Medium to Low Density Residential land use area, home offices are permitted in this area. When translated into zoning, the Residence B zoning district use and bulk

dimensional regulations are appropriate for this area. The single-family properties fronting Broadway are currently zoned Residence D. This Vision Plan recommends that this area of single-family residences be rezoned to Residence B.

F. MEDIUM TO HIGH DENSITY RESIDENTIAL

Similar to the Medium to Low Density Residential and the Medium Density Residential land use areas, this area encompasses existing residences within the Village. Specifically, this area generally includes all residential properties south Porter Place, west of Wood Lane, north of Keene Lane and east of Meadow Drive. This area is intended for single-family detached dwellings on parcels no less than 12,000 SF. Like the Medium to Low Density Residential and Medium Density Residential land use areas, home offices are permitted. The current Residence C Zoning District is appropriate for this land use area.

G. HIGH DENSITY RESIDENTIAL

The High Density Residential land use area encompasses the existing multi-family buildings that front along Broadway. Currently, multi-family residences are not permitted in any of the Village's zoning districts. As these developments are located in the Residence D district, this Vision Plan recommends that the Residence D district be amended to allow the existing multi-family developments at their current density. In coordination with this rezoning, it is recommended that the area identified as Medium Density Residential along Broadway which is currently developed with single family residences be rezoned to Residence B.

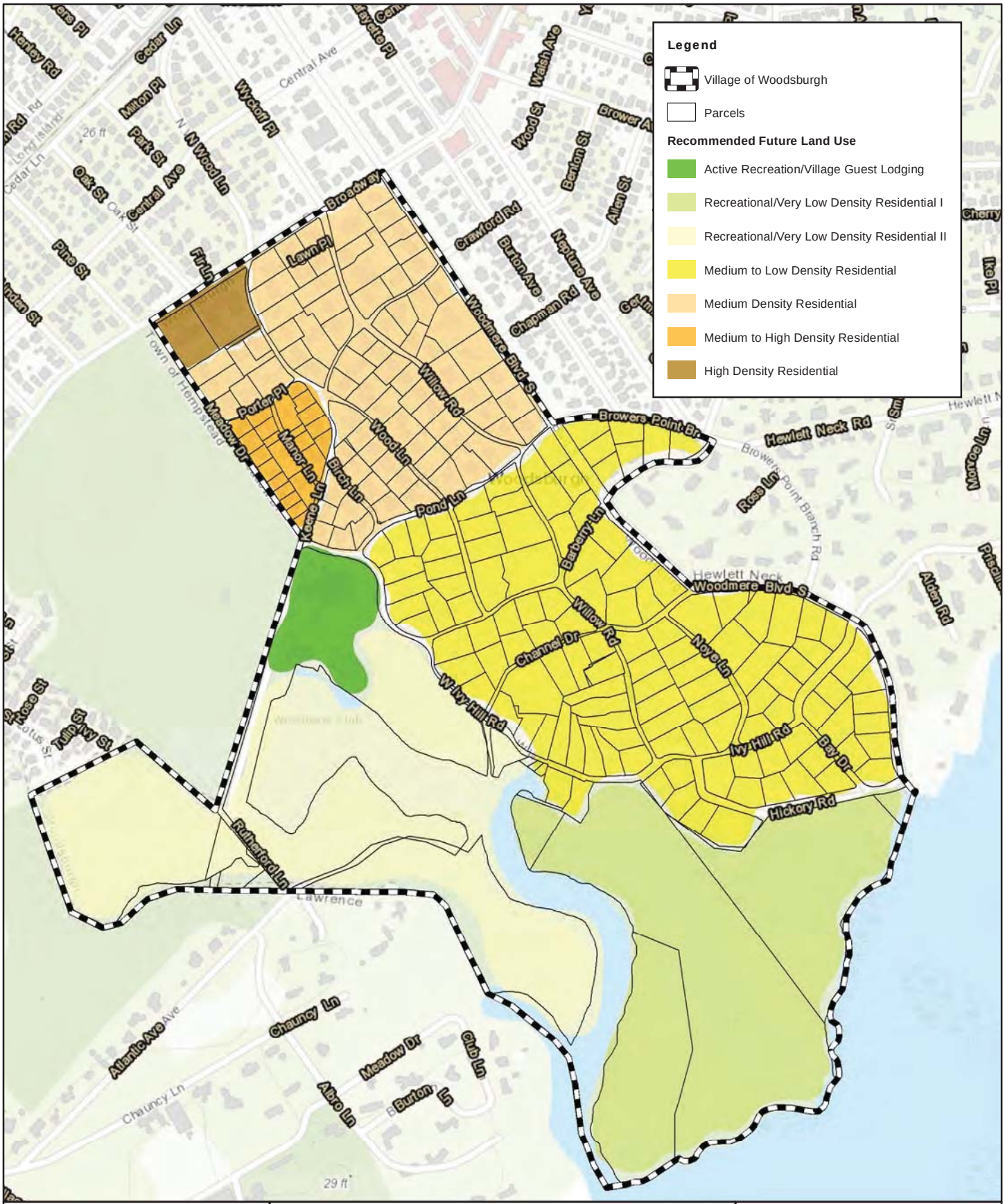


FIGURE 2
CONCEPTUAL LAND USE

Source: Nassau County GIS, ESRI World Transportation, ESRI World Topographic Map
Scale: 1 inch = 700 feet

N

Village of Woodsburgh Vision Plan

IV. GOALS, OBJECTIVES AND SUPPORTING FRAMEWORK

The goals and objectives of the Vision Plan are intended to guide the Village in achieving its Vision, and to address issues presently confronting Woodsburgh. "Goals" are value statements that describe the aspirations of the community, and "objectives" are methods by which to achieve the goals. The goals and objectives were formulated through analysis of the baseline conditions and the input received through the public outreach conducted for this Plan. The chart below provides the goals ("G"), related objectives ("O") and an explanation.

G.1	**COMMUNITY CHARACTER: Protect the existing community character and development pattern in the Village.**	
	O.1.1	**Create and adopt design guidelines that can be used by the Architectural Advisory Committee that define and promote the existing building pattern to maintain the existing character of the Village.** To assist the Architectural Advisory Committee in architectural review of proposed alterations or new construction, the Village should commission the preparation of architectural review design guidelines. These guidelines would provide guidance to the Architectural Advisory Committee for reviewing development applications to ensure that they are consistent with the existing residential character in the Village.
	O.1.2	**Ensure that new development, including new and altered residential and nonresidential buildings, are architecturally designed to "fit" and be compatible with the Village's high-quality residential neighborhoods.** This Vision Plan highlights the importance of the Village's residential neighborhoods and the need to protect same. Should development occur within the Village, there is the potential that altered residential buildings or new development would not be in character with existing neighborhoods in the Village. To that end, this Plan recommends that certain standards, such as style, materials, mass, line, details and placement, be added to the Village Code to ensure that any new development that occurs is compatible with and fits the Village's high-quality residential neighborhoods.
	O.1.3	**Revise Chapter 150 of the Village Code to incorporate specific landscaping standards to ensure all developments are landscaped in a manner that protects and promotes positive aesthetic qualities**. One of the most important elements of site or subdivision design is landscaping. Landscaping – a combination of trees, shrubs, and plants that are introduced after a site has been cleared – serves as a visual, green connection to nature and the environment. Residents, visitors, and others react positively to a community when surrounded by a beautiful landscape. Landscaping is essential to the health of a community and provides functions such as absorbing runoff, purifying air, regulating temperatures, and providing sinks for species. Landscaping is also an important visual buffer or screen, which can mitigate and improve the visual appearance of streetscapes and properties. It can promote civic pride in a community and bolster property values. The Vision Plan recommends that landscape plans be specifically required in connection with development plans, and that native plants be incorporated into designs to the maximum extent. Landscaping will be required to be more than "lawn" areas - landscaped areas will be made an integral element of any project and will be elevated as an important component of any layout. Consistent with previous objectives,

		the priority of any landscape plan will be to preserve existing vegetation to soften a development.
	O.1.4	**Implement lighting standards that balance the need for safety during evening hours with the intent to protect the dark night sky conditions.** The Plan recommends that lighting standards be introduced to the zoning chapter to ensure that lighting plans are submitted as part of development applications, and that lighting plans meet the objective of minimizing light pollution. Attributes of light pollution include: the brightening of the night sky which impacts natural areas and habitats; light trespass in locations where light is not intended; and excessive brightness which causes visual discomfort. The zoning chapter would be amended to include standards promulgated by organizations such as the International Dark Sky Association.
	O.1.5	**Ensure that future developments provide perimeter landscape buffers in a manner that protects and promotes positive aesthetic qualities.** Landscaping should be provided along the perimeters of any proposed developments, to act as visual buffers to protect residential properties and roadways in the Village and the character of same.
G.2	**LAND USE AND ZONING: Maintain the Village's existing residential and open space/recreational character**	
	O.2.1	**Explore the viability of a Transfer-of-Development Rights (TDR) program. A TDR program would allow development to be transferred from the golf course properties within the Village to existing downtowns that are being revitalized. The golf course properties are environmentally sensitive and vulnerable, and downtowns have the infrastructure to support development.** A TDR program is technique the Village can utilize to preserve environmentally sensitive land such as the golf course properties which are located entirely within the 100-year floodplain and adjacent to significant coastal habitat. The Village can explore nearby downtown areas for locations for future development, as recommended in the 1999 Nassau County Master Plan, the 2001 Nassau County Open Space Plan and the Nassau County 2010 Draft Master Plan.
	O.2.2	**Promote the use of conservation easements to preserve and protect dedicated open space.** Existing open space resources and important scenic views in the Village can be protected through mechanisms that ensure that the open space remains undeveloped, such as conservations easements. For any development which incorporates open space, a conservation easement can be imposed which will run to the benefit of the Village of other open space entity such as a land trust, that would ensure the open space is used only for acceptable purposes such as passive recreation which is defined during development review, and that a third party will be given enforcement authority to ensure that objective is met.
	O.2.3	**Explore creation of a recreational zoning district for existing properties that are in golf course use.** A new recreational zoning district can be formed to establish an area within the Village specifically for recreational uses, which could permit either active recreational space (e.g., sports fields, playgrounds, swimming pools, etc.) or passive recreational space (hiking trails, habitat management, habitat restoration, exercise trails, picnic areas, etc.), or both, based on the location within the golf course properties and the sensitivity of the site-specific resources. This zoning district would be subject to reasonable design standards to maintain compatibility with the surrounding residential community.

	O.2.4	**Consider amending the Chapter 150 to allow golf courses and/or other appropriate recreational uses as permitted uses in the appropriate zoning districts.** The Village Code does not specifically permit golf courses or other recreational uses in any of the Village's zoning districts. Thus, the Village should consider amending Chapter 150 of the Code to explicitly permit golf course uses and/or other appropriate recreational uses in the applicable zoning districts to recognize existing uses.
	O.2.5	**Explore creation of a coastal protection zoning district that encompasses and protects environmentally sensitive areas and the NYS DOS designated significant coastal fish and wildlife habitats in the Village.** As the entire Village is within the South Shore Estuary Reserve, preservation of existing open space in Woodsburgh is considered a high priority. The Village of Woodsburgh finds that protection of sensitive areas and designated habitats is essential to maintaining the existing residential and open space character of the Village. Creation of a coastal protection overlay zone will establish clear guidelines for future development and preservation of these portions of the Village. In the surrounding area, where new development could occur, the objective is to maintain these habitats and environmentally sensitive areas that contribute to the open space/recreation landscape and preserve the quiet residential neighborhoods in the Village.
	O.2.6	**Consider amending Chapter 131, Subdivision of Land, to give the Village the authority to require an applicant to submit a cluster subdivision plan for properties that are located within environmentally sensitive areas.** The Village should consider including a minimum percentage of a property be set aside as open space. (e.g., 50 percent). As per 7-738 of New York State Village Law, a "cluster development" is a subdivision in which the applicable zoning local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands. The Village should consider adopting cluster subdivision regulations which allow for the preservation of open space lands. Any cluster arrangement with single family dwellings should have a lot size consistent with the prevalent lot sizes in the Village.
	O.2.7	**Although the Village acknowledges it does not control zoning outside its boundaries, any future residential development outside and adjacent to Woodsburgh should match the minimum lot size of Woodburgh's zoning districts and/or permit development at a density consistent with the Village's zoning requirements.** Any planned development bordering the Village should reflect the minimum lot size of the adjacent Woodsburgh zoning district, as the public has determined that such development lots best fit the character of the Village. The Village should work with adjacent municipalities and future developers to ensure that any future lots adhere to this minimum lot area to protect the Village of Woodsburgh's community character.
	O.2.8	**Consider adopting a tree preservation law that requires submission and Village approval of an application to remove or cut mature trees to preserve the wooded character of the Village.** Tree coverage throughout the Village helps define the character of Woodsburgh. Additionally, numerous types of bird species nest in trees in the Village such that it would be beneficial to preserve mature tree that provide habitats to these species, particularly mature trees near the shoreline. Should a future applicant consider mature tree removal or cutting at a property, approval from the Village should be required. A specific caliper for any tree in Woodsburgh to be considered mature should

		be set by the Village. Additionally, should the Village approve cutting or removal of mature trees, an applicant should be required to provide a landscaping plan for revegetation.
	O.2.9	**Create and adopt well-defined site plan review procedures and development guidelines to ensure any new development is visually attractive, protects and maintains open space, preserves natural and ecological resources and does not detract from the Village's neighborhood character.** Pursuant to Village Law §7-725-a, standardized requirements for site plan application and review should be established to assure that the design and layout of future development in the Village will ensure the public health, safety and welfare of residents and will be compatible with certain natural and human-made features. Well-defined site plan review procedures will promote a well-planned community through proper arrangement of means of access, screening, signs, landscaping, architectural features, locations and dimensions of structures and physical features of parcels to be improved. Subdivision zoning laws should be developed to provide protections of the Village's community resources including natural, coastal, ecological, scenic, historic, recreational and open space resources.
	O.2.10	**Ensure that the building permit process requires review of building sizes to ensure they comply with the Village maximum floor area and coverage requirements applicable to each zoning district.** In addition to building permit application requirements, the Village should develop a review process that requires an applicant submit the necessary information to demonstrate compliance with maximum permitted floor area in each district, as provided in Chapter 150 of the Code, as well as the maximum lot area coverage (§150-39.A) and maximum permitted impervious surface coverage (§150-39.B).
	O.2.11	**Ensure that the Long Island Workforce Housing Program is implemented for any future subdivisions or any future development consisting of five or more residential units within the Village.** Per the Long Island Workforce Housing Program, any new subdivision plat or site plan for five or more residential units should allocate ten percent of such development for affordable workforce housing on site or pay a fee in lieu of constructing the affordable units. In accordance with the Long Island Workforce Housing Program, any applicant that sets aside 10 percent of their housing units as affordable housing will receive a density bonus or other incentives pursuant to a written agreement between the applicant and the Village.
	O.2.12	**Amend the Zoning Map and Code to bring the existing multi-family buildings into conformity**. The High Density Residential land use area encompasses the existing multi-family buildings that front along Broadway which is within the Residence D district. Currently, multi-family residences are not permitted in any of the Village's zoning districts and the Residence D district permits single family homes on 12,000 SF lots. This Vision Plan recommends that the Residence D district code be amended to allow the existing multi-family developments at their current density and that the Village Zoning Map be amended to show the Residence D district encompassing the existing multi-family building sites. In coordination with the Zoning Map and code amendments to define the Residence D district, the single-family properties fronting Broadway currently zoned Residence D should be rezoned to Residence B.
	O.2.13	**Adopt relevant zoning, planning and/or building code provisions to address impacts of rising sea levels and climate change.** The Village is a low-lying area on the front lines of climate change and sea level rise. Areas of the Village flood during storms and sunny

		day flooding. The Village must address in its code provisions consideration of prohibition of buildings and new development where it floods now, address infrastructure changes to assure that existing development is protected from rising sea levels and climate change and assure that infrastructure for new development does not negatively impact existing development, and inclusion of code provisions that address potential impacts from rising sea levels and climate change.
G.3	**NATURAL RESOURCES: Preserve and protect the existing natural resources within the Village including surface waters, floodplains, groundwater, wildlife and habitats.**	
	WILDLIFE AND HABITATS	
	O.3.1	**Create a coastal protection zone that protects the NYS DOS-designated significant coastal fish and wildlife habitats in the Village. This zoning district should include the small high marsh area that is present within the middle portions of Woodmere Channel and represents the most ecologically viable area within the Village.** The NYS DOS-designated significant coastal fish and wildlife habitats encompass the Rockaway Club shoreline located in the southeastern portion of the Village. A significant coastal fish and wildlife habitat is an area that has been evaluated and determined significant by the New York State Department of Environmental Conservation and has been designated for protection. The high marsh area, a portion of the Rockaway Club in the Village, may include potential habitat and nesting areas for protected shorebird species and, therefore, should be protected through the creation of a coastal protection overlay zone.
	O.3.2	**When reviewing developments, require that the density or intensity of development reflects the environmentally sensitive features which may be present, by excluding these sensitive resources when determining development yield.** Any new development density must reflect the underlying environmental constraints of the land. The Village should consider requiring environmentally constrained lands be subtracted when determining the minimum lot area to ensure these resources are not developed.
	O.3.3	**Explore the installation of a living shoreline which could improve significantly the health of native flora and fauna.** Living shorelines have been shown to be ecologically beneficial and more effective at buffering storm damage. As the majority of the Village hosts hardened shorelines in the form of bulkheads, same are frequently in need of repair. In addition, given the Village's proximity to a highly active ecological area, exploring the installation of a living shoreline could lead to a vast improvement of the health of the native flora and fauna. The potential for living shorelines along the coastal areas of New York State is being explored by a few municipalities and state government agencies. If the Village explores this avenue, a potential exists for financial assistance in the form of a grant from the state.
	O.3.4	**Explore the installation of submerged aquatic vegetation along the Village's shoreline to reduce wave action, provide habitats for NYS DOS-designated significant coastal fish and wildlife and improve water quality in West Hempstead Bay.** Submerged aquatic vegetation performs many important functions including wave attenuation, buffering shorelines by stabilizing sediments with plant roofs, water quality improvements and provides habitats for numerous species of fish. As flooding is a main concern and protecting significant wildlife is a goal set forth in this Vision Plan, submerged aquatic vegetation installations have the potential to help mitigate flooding and achieve this goal.

	O.3.5	**Restore wetlands along the shoreline that have been impacted by previous development and ensure that any new development does not degrade the quality of same, as wetlands contribute to coastal flood risk management, wave attenuation and sediment stabilization/accumulation.** Dense vegetation and shallow water in wetlands can slow the advance of a storm surge to an extent and can help reduce the surge landward of the wetland. The Village was greatly impacted by Superstorm Sandy and experiences flooding during typical rain events and sunny day and minor flooding. It is the Village's intent to mitigate flooding impacts and ensure that existing wetlands are protected, and the coastal area is made more resilient to aid in this mitigation. Additional setbacks need to be implemented to protect these wetlands from any new development in the Village.
	O.3.6	**Install nesting platforms along the shoreline, especially within the Woodmere Channel to provide nesting locations for Ospreys, Peregrine Falcons and Yellow-crowned Night Herons.** Nesting platforms are utilized throughout Long Island to provide nesting locations for Osprey. Any shoreline location, especially within Woodmere Channel would be a prime location for one or more of these platforms. As Osprey are regularly observed in the area, same are likely to be readily utilized. It is also possible that Peregrine Falcons, if breeding in the area, would utilize a portion of the platforms.
	O.3.7	**The Village should assess the population and nesting ground of the Diamondback Terrapin to determine where the species is in need of greater protection.** Several people noted at the public open house that Diamondback Terrapins are present throughout the Village's shoreline and throughout the golf courses within and adjacent to the Village. Diamondback Terrapins are not identified as an endangered or threatened species in New York State and until recently were considered a game species with an open season. However, on May 1, 2018 commercial harvest was completely eliminated in New York State. Although the species receives no additional protections from the state, it is considered a vulnerable species, with several other states currently listing the species as endangered, threatened, or a species of special concern. Therefore, the Village should evaluate the number and locations of Diamondback Terrapins in the Village and provide the necessary protection measures to ensure future development within the Village does not disrupt the nesting grounds and population of these species.
	O.3.8	**Restrict development of and disturbances to the sandy coastal areas in the Village, as these areas are utilized as nesting grounds for the Diamondback Terrapin species.** As this species utilizes sandy coastal areas for nesting, same should not be developed in contravention to their habitat needs. Protections should be enabled as necessary for known nest locations.
	O.3.9	**Protections for Diamondback Terrapin should be established for known or newly discovered nest locations.** Careful planning should be considered for any potential development on tidal wetlands areas. In addition to local, state, and federal permitting for wetlands and endangered species, consideration of Northern Diamondback Terrapin habitat and nesting ground should be identified, especially for projects on the water and/or beach with extensive pile and sheeting installations. Should the species be found in abundance or nesting with a project area, the project(s) may warrant a limiting construction window, specifically June 1st to September 1st, when the species is actively breeding/hatching.

	O.3.10	**Require any new subdivision development within the Village to include a landscaping plan to promote native trees tolerant of salt spray as close to the shoreline as feasible.** Any potential redevelopment within the Village, whether directly or indirectly should include a planting plan promoting native trees tolerant of salt spray as close to the water as feasible. As Yellow-crowned Night Herons typically nest in trees and feed in shallow waters, it would be beneficial to the species to plant trees closer to the water.
	O.3.11	**Assess the salinity and ecology of the ponds at the Woodmere Club in the Village, as these ponds may represent a significant natural area hosting turtles, frogs and other semi-aquatic species as well as a feeding ground for other species within the Village.** The ponds may represent a significant natural area hosting turtles, frogs and other semi-aquatic species as well as a feeding ground for other species. Given the proximity to Woodmere Channel, salt spray may increase the salinity of these ponds and thus limit their usage by freshwater species. These ponds should be assessed in terms of ecology and salinity to decide how best to preserve and/or restore them. If park land or development were to occur, these ponds would represent a good open space focal point.
	O.3.12	**The Village should explore preserving lands for public access and natural resource protection, especially along its waterfront as West Hempstead Bay to the south of the Village is home to a large variety and population of waterfowl.** West Hempstead Bay/Jones Beach West, which consists of the waters adjacent to and south of the Village, is an Audubon-designated Important Bird Area and is home to a large variety and population of waterfowl. This offers a natural area of interest for hikers and other passive recreation users. As such, it is suggested that the Village consider preserving lands for public access and natural preservation especially along its waterfront.
	O.3.13	**Explore the feasibility of collaborating with Cornell Cooperative Extension Marine Program and The Long Island Shellfish Restoration Project to establish a sanctuary site along the Village's shoreline as a coastal resiliency measure.** In 2017, New York State established five shellfish sanctuary sites at strategic locations in Nassau County and Suffolk County where restored native shellfish populations will both improve water quality and support resiliency of coastal communities. These sites are managed by Stony Brook University and Cornell Cooperative Extension in partnership with municipalities and volunteers. The Town of Hempstead was one of the two locations in Nassau County selected for this grant program. As Woodsburgh is a coastal community that aims to combat flooding and adapt to sea level rise, the Village should discuss the feasibility of a potential sanctuary site along the Village's shoreline with the Long Island Shellfish Restoration Project staff.
	O.3.14	**Consider establishing a setback distance from the shoreline which will remain undisturbed and protected from development.** Require that development be sufficiently set back a minimum distance from the shoreline to protect environmentally sensitive areas and species. The Village should evaluate an appropriate minimum setback distance from the shoreline.
	STORMWATER MANAGEMENT AND LANDSCAPING TECHNIQUES	
	O.3.15	**Consider amending Chapter 150, Article IX, Erosion and Sediment Control to require new developments to be designed to handle runoff from rainfall events consistent with Nassau County stormwater standards.** Stormwater runoff from weather events, if not captured by storage systems, has the potential to collect and transport pollutants from development areas to nearby surface waters. As the Village Code does not provide specific requirements for onsite stormwater management systems, the Village should

		consider adopting the County's storage requirements and stormwater standards no less stringent than Nassau County. In this regard, given the potential coastal impacts due to the Village's geographical location, any waivers permitted in Nassau County regulations should be restricted in any new Village standards.
	O.3.16	**Implement landscaping standards that require new development to conserve existing non-invasive vegetation where possible, as well as introduce native species to encourage low-maintenance and drought-tolerant landscaping to minimize the use of fertilizer or pesticides.** Native plants are well adapted to local conditions and require little irrigation and no fertilization once they are established. Additionally, native plants provide pollinator habitats for local species. Native plant species also reduce the potential for water quality impacts. Waters associated with the Long Island South Shore Estuary Reserve have been more impaired than another other region of New York State as a result of nitrogen loading. Conservation of non-invasive species and installation of native species within the Village will protect and restore living resources in West Hempstead Bay.
	O.3.17	**Introduce green infrastructure stormwater controls which serve the dual purpose of greening the Village and controlling stormwater runoff.** The combined concentrations of contaminants that drain from developed areas can threaten the quality of nearby water bodies, which in turn can degrade the quality of drinking water, as well as damage habitats for species that depend on clean water for survival. Pollutants carried by stormwater can also affect recreational uses of water bodies by making them unsafe for swimming, boating or fishing. Current sustainable stormwater design practices recommend that stormwater runoff be treated "at the source". A benefit is that runoff is then treated and ultimately recharges groundwater sources at the same point where it is discharged. Examples of green infrastructure stormwater techniques include but are not limited to: rain gardens, bioretention areas, vegetated swales/dry swales; green roofs; porous pavement; stream buffer restoration; stormwater planters and tree filters; and other techniques. In addition to managing stormwater and recharging the underlying aquifer, they can provide wildlife habitat, beautify neighborhoods, cool urbanized areas, and improve air quality. The Village supports these techniques throughout the community and in any new developments, in order to protect the Village's water resources.
	O.3.18	**Require that new development install rain gardens where practicable and use slow-release organic fertilizer. Additionally, install bioswales throughout any proposed developments.** The Village should require rain gardens or similar biofiltration mechanisms in any new development, as these landscaping features can be incorporated into buffer areas and are designed to provide dominant natural vegetation that enhances biological uptake of pollutants and infiltration of treated stormwater, as well as reduce flooding. Plant roots filter water slowly and treat nitrogen, phosphorus, fecal coliform and suspend solids that are carried by stormwater rather than discharging these pollutants to surface waters and groundwater. Rain gardens also support pollinator habitat by attracting native bees, butterflies and birds. The Village should also require the use of slow-release organic fertilizer in new developments, as these types of fertilizers are renewable, biodegradable, sustainable and environmentally friendly. Similar to rain gardens, bioswales are landscaped drainage features that collect, filter and infiltrate stormwater, which improves water quality and reduces stormwater runoff. While bioswales achieve the same goal as rain gardens, these features are designed to management specific amounts of runoff from large impervious areas. Coupled with rain

		gardens, installation of bioswales can further promote the Village's intent to improve water quality and reduce flooding.
	O.3.19	**Provide public outreach and information packets to community members to encourage the use of native plantings, rain gardens and slow-release organic fertilizer.** Property owners may be unaware of what they can do to promote a native ecology in their own yards that would function as an extension of natural areas. Native plantings, slow-release organic fertilizer and rain gardens would all be feasible options for residents. Public outreach and education are pivotal in promoting these activities.
	O.3.20	**Any new development should incorporate best management practices for attenuating pollutants from stormwater runoff such as managing the use of pesticides or fertilizers. Activities should be set back a minimum distance from all surface waters, and swales and other features should be introduced to filter runoff, to the extent necessary.** Utilizing best management practices and providing appropriate setbacks will protect water quality and reduce transportation of pollutants from development areas to nearby surface waters. When properly applied and managed, fertilizers pose fewer risk to water quality, humans and animals. Natural, slow release organic fertilizers should only be utilized in the Village to further protect water quality. The Village should prohibit application of fertilizers no less than 20 feet from nearby surface waterbodies and vegetated buffers should be established between application areas and waterbodies. Nitrogen and phosphorus best management practices should be utilized to protect groundwater and surface waters.
	O.3.21	**Ensure that any new development does not interfere with the interconnected series of catch basins, manholes, piping systems and outfalls associated with the Broadway Drainage Area and the Keene Lane Drainage Area, as noted in Nassau County's Five Town's Drainage Study.** Both the Keene Lane and Broadway Drainage Areas support stormwater management systems through the Village. Any new development that occurs within the Village should not remove or interfere with pipes (or provide for replacement that will better accommodate stormwater), catch basins and manholes that discharge to two outfall locations on Railroad Avenue into the Woodmere Channel. It should be noted that the Keene Lane Drainage system runs throughout the Village roadways and the Broadway Drainage system runs along Broadway outside of the Village and through the Woodmere Club to the outfall location along Railroad Avenue.
	O.3.22	**Apply for funding for recently recommended improvements by the County to the Broadway (which includes Village Roads) and Keene Drainage Areas, including new backflow prevention devices, water treatment devices and pipe size improvements.** As noted in the Nassau County Five Towns Drainage Study, there are several recommendations for drainage improvements for both drainage areas, which would limit flooding within the Village. The Village should obtain funding for these improvements to alleviate flooding throughout Village roadways and flooding in residents' homes.
	O.3.23	**Examine existing bulkheads in the Village and determine if improvements are required to reduce flooding impacts.** It is apparent from the current flooding issues that existing storm infrastructure in the Village is aged. The Village should inspect the existing bulkheads throughout the Village and determine if improvements or new infrastructure is required.
	O.3.24	**Explore the feasibility of installing crown walls on existing or new vertical structures (e.g., bulkheads and seawalls) in the Village.** Crown walls are small reinforced concrete

		walls that are approximately 1 to 3 feet high. The Village should consider installing crown walls on existing bulkheads throughout the Village to reduce the risk of flooding
	O.3.25	**Explore the possibility of installing seawalls or floodwalls to reduce the risk of flooding during storm events.** The primary purpose of seawalls and floodwalls is to intercept waves, prevent erosion and reduce flood risks in low-lying coastal areas. The Village has been impacted by storms as a result of low elevations and its coastline location. Sea level rise is also an issue of concern for the Village and surrounding areas due to location along the coastline. As sea levels continue to rise, these areas will become increasingly vulnerable to impacts associated with flooding from storm surges and weather events. The Village should explore the feasibility of installing seawalls and floodwalls at appropriate locations as a means of flood risk management.
	O.3.26	**For any new development, Low Impact Development (LID) principles should be implemented and appropriate building standards should be adopted to provide for enhanced stormwater management** LID reduces large point source discharges, reduces strain on public infrastructure and reduces localized flooding impacts**.** The Village should implement LID principles and adopt appropriate building standards for future developments to provide for enhanced stormwater management by addressing stormwater on a lot-by-lot basis.
	O.3.27	**Install rain gardens along the roadways adjacent to the shoreline (i.e., Hickory Road, Railroad Avenue, Rutherford Lane, Woodmere Boulevard, Ivy Hill Road and Meadow Drive) to mitigate flooding and drainage issues, as well as protect groundwater. Additionally, install bioswales along these roadways.** These roadways are highly susceptible to flooding and due to their locations proximate to the shoreline. The Village desires to mitigate flooding impacts and improve drainage in these areas. Rain gardens and bioswales along these roadways can reduce flooding by capturing overflow from drywells and drainage areas and from impervious surfaces throughout the Village.
	O.3.28	**Work with the County to increase maintenance of storm sewers on Broadway, as this roadway is prone to flooding during rain events and high tides.** The Village desires to reduce flooding on roadways within and adjacent to Woodsburgh. As Broadway floods frequently and residents have expressed concerns regarding flooding on this roadway, the Village, in partnership with the County, should improve drainage infrastructure along Broadway and require frequent maintenance of same.
	O.3.29	**Limit the amount of new impervious surfaces within the Village by requiring permeable pavers and/or natural opening pavers to be utilized in strategic areas of new construction.** Impervious surfaces limit the amount of rainfall that can be infiltrated into groundwater, which results in more stormwater runoff to waterbodies during rain events. New development within the Village would result in an increase in stormwater runoff that may exacerbate stormwater runoff existing infrastructure and flooding problems. Any development within the Village should be required to incorporate permeable pavers into their design. Permeable surface requirements should be implemented on a case-by-case basis and considered for all projects through the Village review and approval process.
G.4	**OPEN SPACE AND RECREATION: Preserve existing open space and recreation, as well as provide new open space and recreational opportunities for the community.**	
	O.4.1	**Consider creating a recreational zoning district for recreational uses in order to preserve open space.** As there are limited recreational and open space lands in the

		Village, allocating specific areas for a recreational zoning district would establish parameters for future use and protection of important resources in the Village. A recreational zoning district, or inclusion of recreational components in an existing or new district, could permit recreational space such as hiking trails, exercise trails, picnic areas, etc., based on the locations within the properties and the sensitivity of the site-specific resources. These recreational areas would be created for the benefit of Village residents.
	O.4.2	**Create a nature trail or boardwalk along the Woodmere Channel.** It is the Village's intent to create and maintain recreational/open space in Woodsburgh while also protecting environmentally sensitive land within the Village. Given the environmental sensitivity along the Woodmere Channel, the Village seeks to retain the majority of the land along the channel for passive recreational uses.
	O.4.3	**Create an observation area along Railroad Avenue overlooking the Woodmere Channel.** The Village has long desired to establish formal observation area along Railroad Avenue overlooking the Woodmere Channel. However, a portion of the existing parking area along Railroad Avenue has historically been used as a storage area for the Woodmere Club. Review of aerial photographs show that the portion of the parking area closest to the channel is not owned by the Woodmere Club. The Village should work to obtain an easement or access to create an observation area in this location for Village residents.
	O.4.4	**Create a walking trail linking Woodsburgh to neighboring Villages by working cooperatively with adjacent municipalities, and explore reuse of existing on-site trails and walkways where new development occurs.** An opportunity exists to create pedestrian connections between Woodsburgh and neighboring Villages. A wayfinding system of signage road markings and other mechanisms can be implemented to direct residents of Woodsburgh and adjacent Villages to a newly created walking trail and encourage outdoor recreation.
	O.4.5	**Explore additional areas within the Village to locate new parks.** Should new development occur within Woodsburgh, the Village should work with private developers to create parks in any new development to ensure that landscaping, seating areas, pedestrian access and other features are worked into all future development seeking to locate in Woodsburgh.
	O.4.6	**Assess the viability of converting the Woodmere Clubhouse into a Village Community Clubhouse/Community Recreational Center.** The Village considers the Woodmere Clubhouse as a prominent asset, given the history associated with the clubhouse/Woodmere Club and wishes to preserve this building. As part of the public open house, residents were asked if they would like to see a Village clubhouse and where. The participants identified the Woodmere Clubhouse as an appropriate location for a recreational center. As the Village seeks to establish a community center for residents due to the limit amount of recreational opportunities in Woodsburgh, the Village should explore with the present or any future owner the feasibility of converting the Woodmere Clubhouse into a community clubhouse/community recreational center for Woodsburgh residents.
	O.4.7	**Incorporate a recreational component into any proposed residential development, including development of either of the golf courses.** As there is a lack of recreation in the Village, any new residential development proposed must include a recreational component, including development on either of the golf course properties, which can have ample plot areas to accommodate recreational space.
	O.4.8	**Ensure that parkland be set aside as part of any new major developments, or require a fee in lieu of providing land. The amount of land to be set aside as part of any**

		development should be related to the existing and anticipated recreational demand created by new development. Section 131-25 of the Village Code requires a cash payment in lieu of reservation of park area in the Village for new subdivisions. As there is a lack of parkland, open space and recreational uses within Woodsburgh, the Village should require parkland be set aside in any new major developments within the Village. If this option is not feasible, a fee in lieu must be provided.
	O.4.9	**Review the Village's recreation fee schedule to align it with the Village's recreational needs.** The Village Planning Board should review the current recreation fee schedule and determine whether the established amount is appropriate given the need for additional recreational space in the Village set forth in this Vision Plan.
G.5	**HISTORIC AND SCENIC RESOURCES: Preserve and enhance local historic resources and important views that define the character and "sense of place" of the community.**	
	O.5.1	**Adopt a local landmarks law chapter within the Code for the creation of a Village Historic Preservation Board and for identification of significant local historic, architectural and cultural landmarks. This local law chapter will also outline the powers and duties of the Historic Preservation Board.** The Plan acknowledges the importance of the Village's history, and the need to protect the resources that contribute to it. As there are areas and structures in the Village that are of local importance that have yet to be established as local historic landmarks, the Village should create a Historic Preservation Board. This Board can review potential resources in the Village and determine their significance through a well-defined process and appropriate criteria (such as character or historic or aesthetic interest of value, embodies distinguishing characteristics of an architectural type, period or style etc.) and provide recommendations for acquisition and preservation. A new chapter in the Village Code should be established that outlines this criteria, process and powers and duties of the Historic Preservation Board. This chapter should also include certificate of appropriateness application procedures for alteration, demolition or new construction affecting local historic landmarks in the Village.
	O.5.2	**Designate the Woodmere Clubhouse as a local historic landmark and preserve the existing architectural features of same.** Once a Historic Preservation Board has been established, this Board should review existing historic literature of the Woodmere Clubhouse and designate the building as a local historic landmark if it meets the qualifications established within the landmarks law. The public has expressed interest in preserving the Woodmere Clubhouse and, therefore, the Historic Preservation Board should utilize the newly created criteria to determine its historic and/or architectural significance and make recommendations to the Village Board of Trustees to acquire and preserve the building.
	O.5.3	**Ensure that new development and alterations are designed in a manner consistent with the historic character of landmark buildings and properties.** Should new development occur in the Village, the loss of each individual property reduces the overall character of what makes the community uniquely Woodsburgh. To that end, this Vision Plan specifically recommends that local historic preservation regulations be adopted to protect locally designated historic buildings and places. All new developments and alterations to existing structures must be reviewed the Historic Preservation Board to ensure the historic and aesthetic character of the Village is maintained. New development and alterations to existing structures should contain exterior architectural features such as design elements and materials that are in character with existing structures in the

		Village. Additionally, all alterations and new development must apply for a certificate of appropriateness if it is deemed that alterations, demolition or new construction will affect any Village landmark.
	O.5.4	**Require all new building development to be reviewed by the Village's Architectural Advisory Committee.** Review of any new buildings by the Village Architectural Advisory Committee would ensure that any new development that occurs in the Village will be regulated in a manner which preserves the historic building patterns.
	O.5.5	**Conduct cultural resource surveys in conjunction with development applications and coordinate findings with the State Historic Preservation Office (SHPO).** Coastal areas have higher than average potential to yield significant historic and archaeological artifacts in land areas which have been largely undisturbed or only subject to shallow fill. According to the New York State SHPO's Cultural Resources Information System (CRIS) the Village as a whole is within an archaeologically sensitive area. As part of the environmental review process for development applications, the proposed project should be referred to SHPO to determine whether a cultural resource survey should be conducted.
	O.5.6	**Require dense vegetated buffers along the property boundaries proximate to historic resources within and adjacent to the Village in order to screen potential views of any proposed future development visible from these resources. Any mitigation proposed by SHPO or the Architectural Advisory Committee or future Historic Preservation Board must be reviewed and incorporated into new developments, as required.** Although the Village does not contain any National Register of Historic Places designated historic districts, there are two National Register of Historic Places eligible Historic Districts proximate to the Village. Immediately south and west of the Village is the National Register of Historic Places eligible Rockaway Hunt Historic District. Northwest of the westernmost Village boundary is the National Register of Historic Places eligible Flower Streets Historic District. In order to mitigate potential impacts on surrounding historic districts and properties, it is recommended that dense vegetated buffers be required along the boundaries of any new development within the Village that is located proximate to these historic resources in order to screen potential views proximate to same unless the new development is strictly compatible with these historic resources. Any mitigation, recommendations, general design criteria and preservation techniques proposed by SHPO and/or the Village's Historic Preservation Board must be reviewed and incorporated into any new development, as required.
	O.5.7	**Collaborate with the Town and County to require significant vegetated buffer areas between any new development and nearby Village roadways and uses to mitigate potential visual impacts. Appropriate front yard, side yard and rear yard setbacks should match those in the Village of Woodsburgh and be implemented to reduce visual impacts on the Village.** Tree lined, curvilinear roadways and attractive residential neighborhoods thriving with greenery. In order to mitigate potential impacts on existing residences, any new development within or immediately adjacent to the Village should be required to install significant vegetated buffers between any new development and Village roadways. It is understood that the Village must work with both the Town and County to achieve this objective in order to protect the existing character of Woodsburgh. Additionally, the Village should work with the Town and County to ensure that any new development adjacent to Woodsburgh contains front, side and rear yard setbacks are equivalent to adjacent Village zoning district setbacks.

G.6	**TRANSPORTATION: Protect and promote the Village's existing road pattern, improve traffic flow to minimize high volumes of traffic on Village roadways and enhance the pedestrian network to maintain safe pedestrian pathways.**	
	O.6.1	**Unlike surrounding villages, Woodsburgh has a unique curvilinear road pattern with narrow roads, short road segments between intersections, and which often allow one-way traffic only. Any new major development must design new roads that adhere to this roadway pattern to protect the Village's character.** Based on the public survey, 82% of respondents agreed that winding narrow roadways enhances the character of Woodsburgh, as do decorative lamp posts (86% of respondents agreed) and wooden street signage (75% of respondents agreed). Chapter 131, Article V of the Village Code provides general requirements for subdivision design with specific mention of street standards. Any new development within the Village must adhere to these requirements (including, but not limited to, undergrounding of utilities, streetlighting, signage and installation of street trees) while also being mindful of the existing road patterns in the Village, which consists of curving streets, narrow roads, short road segments and one-way only roadways. Any new streets that are developed and connect to Village roadways must be designed to seamlessly connect to such roadway and provide similar street features as those within the Village.
	O.6.2	**Inventory all roadways within the Village and identify primary transportation issues including roadway deficiencies, congestion and high accident locations, pedestrian and bicycle travel and potential transportation improvements.** A major concern raised at the public open house and identified by the community in the public survey are transportation issues on Village roads. These issues ranged from poor drainage to high traffic volume on certain roads. As one of the goals for the future of Woodsburgh is to improve traffic flow the Village must provide for an inventory of all Village roads and determine the level of improvements required for these roads and which road improvements are the highest priority.
	O.6.3	**Identify Village streets for potential traffic calming measures, such as Meadow Drive and Woodmere Boulevard. Specific traffic calming measures could include landscaped curb extensions, speed bumps, landscaped medians and speed signage.** Many residents frequently enjoy walks along Village's roads with their families. However, residents have expressed the need to enhance the pedestrian network to maintain safe pedestrian pathways, one of the major goals in this Vision Plan. The Village desires to ensure that traffic travels at reasonable, safe operating speeds which are protective of pedestrians and property. The Village must identify streets within the Village that require traffic calming measures in order to achieve this goal. Once these streets are identified, the Village can seek grants to redesign the rights-of-way to introduce features such as curb extensions, speed bumps and new signage to slow traffic and create a safer atmosphere for pedestrians. Curb extensions can also be used for landscaping treatments and stormwater controls. All new streets associated with new development in the Village should incorporate traffic calming measures into their design if deemed appropriate by the Village.
	O.6.4	**Reach out to the County to identify locations where pedestrian amenities can be enhanced to maximize safety for crossing Broadway including, but not limited to, crosswalk restriping.** During field investigations by consultant staff, faded crosswalks were noted along Broadway in the vicinity of the Village. In order to improve safety, encouraging walking and bicycling in and around the Village, measures such as crosswalk

		restriping should be explored. Well striped crosswalks provide a visual queue that pedestrians may be crossing the street. As Broadway is a Nassau County owned road, the Village must work with County to discuss improvements in order to maximize pedestrian safety.
	O.6.5	**Any Applicant proposing a new major development in the Village should submit a traffic impact study that specifically addresses emergency access provisions and identifies potential improvements to the surrounding roads.** The Village finds that minimal traffic congestion and pedestrian safety important for the future of Woodsburgh. Traffic impact studies are documents that clearly identify potential impacts associated with a project and identify proper mitigation measure to reduce such impacts. As the Village roads are currently congested, are narrow and some are limited to one-way directions only, any applicant proposing new development in the Village must provide a traffic impact study listing all potential impacts on the Village and appropriate measures to mitigate same.
	O.6.6	**As Railroad Avenue is a narrow street that is prone to flooding during small rain events and sunny day flooding, a feasibility analysis should be prepared to determine the full use of the road, existing capacity issues and potential actions to reduce deleterious impacts.** The Village should analyze Railroad Avenue and determine the most appropriate measures to protect community members and surrounding properties, as this roadway can be inundated during storm events. In addition, new drainage infrastructure or roadway design should be considered along this roadway to reduce flooding.
G.7	**COMMUNITY FACILITIES: Ensure that existing community services have the capacity to serve the Village and any potential developments in the future.**	
	O.7.1	**Ensure that during the review of any major development proposed in the Village, the community service providers (i.e., police, fire, emergency medical services and school districts) regarding facilities, services and capabilities which may be pertinent to providing service to future developments be consulted for their input.** Community service provider feedback is important for any new development in order to protect the health, safety and welfare of the Village. These community service providers can offer prominent insight into potential impacts and mitigation measures that will allow these providers to adequately serve the Village. Therefore, any new development in the Village must allow police, fire, emergency medical services and school districts to review such projects and offer input.
	O.7.2	**Assess the Woodmere-Hewlett Sewer Collection District and the New York American Water Company capacity to serve future developments in the Village.** Should new development occur in the Village, feasibility studies should be prepared by any applicant to determine if public sewer and water infrastructure can sufficiently serve the needs of such development. The density of any development must reflect the availability of public sewer and water infrastructure based on discussions with the Woodmere-Hewlett Sewer Collection District and the New York American Water Company. These feasibility studies should take into account any planned development in these districts' boundaries.
	O.7.3	**Consider creating a community center for the Village, which could re-use the Woodmere Club building for this purpose.** Several participants of the public open house identified the Woodmere Clubhouse as a potential location for a community center. Some community members also identified the Woodmere Clubhouse as a potential meeting place or clubhouse for community members. As there is limited recreational

		space/areas within Woodsburgh, the Village should explore the idea of converting the Woodmere Clubhouse into a community center for Village residents to utilize. This will advance the Village's goal to provide additional recreational uses within the Village.
	O.7.4	**Consider housing options for out-of-town visitors, particularly during holidays and special celebrations.** If a community center or clubhouse is not considered feasible for the Woodmere Clubhouse, there is an opportunity for this building to be utilized as an inn for guest accommodations, especially guests of residents, to stay local and fully utilize the historic charm of the Woodmere Clubhouse building.

V. BASELINE INVENTORY OF CONDITIONS

This section of the Vision Plan presents the background information which informed the development of the Plan's recommendations, as embodied in the Vision, Goals and Objectives, and Conceptual Land Use Plan. An assessment of each topic resulted in the identification of issues and opportunities.

A. DEMOGRAPHIC TRENDS

1. Populations Characteristics

The characteristics of Woodsburgh's existing and anticipated population have been evaluated in order to plan for the future needs of the community, e.g. demand for community facilities and services.

Population

Based on 2017 projections from the US Census Bureau, the community has an estimated year-round population of approximately 793 residents. **Table 1** presents historic and current population estimates for the Village of Woodsburgh, Town of Hempstead, and Nassau County from 1940 to 2010 based on the United States Census data. The population in Village of Woodsburgh grew between 1940 and 1960, then fluctuated between 1960 and 1980. Since 1990, the Village has lost population from approximately 1,190 residents in 1990 to an estimated 778 in 2010.

The Town of Hempstead and Nassau County have witnessed increasing populations since 1940. The Town of Hempstead grew from approximately 259,318 residents in 1940 to 759,757 residents in 2010 while the population in Nassau County increased from 406,748 residents in 1940 to 1,339,532 residents in 2010. As the total number of housing units has not decreased significantly, the change in the Village's population is likely a reflection of a trend to smaller household sizes, and a population that is aging in place, with empty nester families inhabiting the Village.

Table 1 – Population Trends

	1970	1980	1990	2000	2010	Change (2000-2010)/ Percent Change
Village of Woodsburgh	817	847	1,190	831	778	53/-6.4%
Town of Hempstead	801,592	738,517	725,639	755,924	759,757	3,833/+0.5%
Nassau County	1,428,080	1,321,582	1,287,348	1,334,544	1,339,532	24,934/+0.4%

Source: U.S. Decennial Census

Table 2 presents the general characteristics in of the Village of Woodsburgh, Town of Hempstead, and Nassau County populations.

Table 2 - General Population Characteristics: 2017			
	Village of Woodsburgh	**Town of Hempstead**	**Nassau County**
Total Population	793	772,296	1,363,069
Male	391	374,885	661,718
Female	402	397,411	701,351
Under 5 years	24	44,618	74,315
18+ years	583	600,477	1,064,565
65+ years	179	120,252	228,558
Median Age (years)	45.1	40.1	41.5
Average Household Size[1]	2.91	3.03	2.94
Average Family Size[1]	3.38	3.45	3.38
Persons 25 years+	552	526,432	942,504
HS Graduate or higher	98.4%	89.6%	91%
Bachelors or higher	75.2%	39.4%	44.4%
Median HH income	$185,625	$102,002	$105,744
Median Family income	$206,250	$116,908	$123,898
Per capita income	$84,951	$41,052	$46,839
Source: 2017 ACS 5-Year Estimates: Demographic and Housing Estimates, Selected Economic Characteristics, Education Attainment [1]Based the 2010 Census General Population and Housing Characteristics			

According to 2017 Census estimates, the population of the Village, the Town and Nassau County included more females than males. The segment of the population under 5 years old is lower for the Village (about 5 percent), compared to the Town and County. As a percentage of the population, the Village's senior segment – ages 65 and older – was higher in the Village (about 25 percent) than the same segment in the Town and County.

The median age of a resident in Woodsburgh is higher than the median age for both Hempstead and Nassau County. Village-wide, the median age was 45.1 years, while the County median age was 41.5 years; the Town has a median age of 40.1 years. Average household size of owner-occupied units was the largest in the Town with an average of 3.22 persons, followed by Nassau County with an average size of 3.11 persons. However, the Village had the largest average household size of renter-occupied units with an average 3.71 persons, followed by the Town with an average of 2.79 persons.

According to the 2010 Census General Population and Housing Characteristics, the Village family size (two or more people related by birth, marriage or adoption in the same housing unit) was equal to the Nassau County's family size of 3.38 persons.

Table 2 also provides educational attainment data for the population that was 25 years and older in 2017 according to the American Community Survey 5-Year Estimates. The percentage of the population with a high school degree in the Village exceeded that of the Town and County. Additionally, the Village had the highest percentage with a bachelor's degree or higher at 75.2 percent.

The values for median household income, median family income, and per capita income were significantly higher in the Village than in the County and Town; the Town had the lowest median household income, median family income, and per capita income. Median household income was $185,625 for the Village compared to a Town median household income of $102,002 and a Countywide household income of $105,744. The median family incomes for the Village, Town, and County were $206,250, $116,908, and $123,898, respectively. Per capita income was more than $43,000 higher in the Village at $84,951 than the Town ($41,052) and the County ($46,839).

Households

There are approximately 300 total housing units in the Village, most of which are single-family residences. Of these housing units, approximately 273 units are occupied and 27 units[6] are vacant. Of all occupied housing units, 259 units are owner occupied and 14 are rental units). While the majority of the housing units in the Village are single-family residences, there are two multi-family developments, the Mayfair apartments, which contains 36 units and are located at 819 Broadway, and the Crestwood Co-operative Apartments, which contains 45 units and are located at 1 Meadow Drive.

Most households in the Village, Town, and County are family households (see **Table 3**) according to the 2017 Census data. Out of the 273 occupied housing units in the Village, 77.7 percent are family households, while the remaining households are either non-family households (22.3%) or people living alone (22.3%). The percentages of family households are generally the same for the Village, Town and County, while the percent of non-family households is slightly higher in the County. The Village contains the highest percentage of persons living alone compared to the Town and the County.

Table 3 - Population by Household Characteristics: 2017

	Village of Woodsburgh	Town of Hempstead	Nassau County
Total Housing Units	300	255,815	471,031
Occupied Housing Units	273	242,809	444,136
Family Households	77.7%	77.7%	76.6%
Non-Family Households	22.3%	22.3%	23.4%
Living Alone	22.3%	19%	20.2%
Source: 2017 ACS 5-Year Estimates Occupancy Characteristics			

Employment

Table 4 presents statistics on the industry occupation of workers in the Village, Town, and County according to the 2017 Census Business Summary.

In the Village of Woodsburgh, the majority of workers were employed in the educational, health and social services industry (43.3%) and the finance, insurance, real estate and rental and leasing industry (15.4%). Other industries with a significant percentage of workers in the Village include the professional, scientific, management, and administrative services industry (12.1%) and the retail trade industry (8.7%).

[6] According to the United States Census Bureau's glossary, vacant housing units are considered "vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant".
See https://factfinder.census.gov/help/en/index.htm#glossary.htm

The majority of workers in the Town were employed in the educational, health and social services industry (29.4%); an additional 12 percent were employed in the professional, scientific, management, and administrative services.

Countywide, the majority of workers were similarly employed in the educational, health, and social services industry (28.6%). Approximately 12.9 percent of Nassau County employees worked in the professional, scientific, management, and administrative services.

Across all jurisdictions, few workers were employed in the agriculture, forestry, fishing and hunting and mining industries, as well as the wholesale trade industry.

Table 4 - Industry of Workers, Persons Aged 16 years and Older: 2017

	Village of Woodsburgh	Town of Hempstead	Nassau County
Civilian Employed Population 16 Years Old and Over:	390	387,919	682,063
Agriculture, forestry, fishing and hunting, mining	0 (0%)	399 (0.1%)	836 (0.1%)
Construction	9 (2.3%)	22,914 (5.9%)	38,198 (5.6%)
Manufacturing	26 (6.7%)	16,401 (4.2%)	30,903 (4.5%)
Wholesale Trade	7 (1.8%)	11,972 (3.1%)	22,398 (3.3%)
Retail Trade	34 (8.7%)	39,913 (10.3%)	69,051 (10.1%)
Transportation and warehousing, and utilities	2 (0.5%)	22,324 (5.8%)	35,443 (5.2%)
Information	4 (1%)	10,807 (5.6%)	20,311 (3%)
Finance, insurance, real estate and rental and leasing	60 (15.4%)	34,906 (9%)	69,478 (10.2%)
Professional, scientific, management, and administrative services	47 (12.1%)	46,419 (12%)	88,186 (12.9%)
Educational, health, and social services	169 (43.3%)	114,148 (29.4%)	194,972 (28.6%)
Arts, entertainment, recreation, accommodation, and food services	18 (4.6%)	28,866 (7.4%)	48,912 (7.2%)
Other services except public administration	11 (2.8%)	18,819 (4.9%)	30,688 (4.5%)
Public Administration	3 (0.8%)	20,031 (5.2%)	32,687 (4.8%)
Source: 2017 ACS 5-Year Estimates Selected Economic Characteristics			

Table 5 presents statistics regarding employment of County, Town and Village residents by major occupational category. The most common occupational category was management, business, science, and arts for the Village (65.6%), Town (41.5%), and County 44.7%). Other large occupational categories in Woodsburgh are

sales and office occupations (27.7%). Within the Town and County, sales and office occupations and service occupations employed a large percentage of workers.

Table 5 - Occupation of Workers, Persons Aged 16 years and Older: 2017			
	Village of Woodsburgh	**Town of Hempstead**	**Nassau County**
Civilian Employed Population 16 Years Old and Over:	390	387,919	682,063
Management, business, science, and arts occupations	256 (65.6%)	160,954 (41.5%)	304,878 (44.7%)
Service occupations	12 (3.1%)	70,165 (18.1%)	110,883 (16.3%)
Sales and office occupations	108 (27.7%)	97,689 (25.2%)	172,612 (25.3%)
Natural resources, construction, and maintenance	2 (0.5%)	28,073 (7.2%)	44,868 (6.6%)
Production, transportation, and material moving workers	12 (3.1%)	31,038 (8%)	48,822 (7.2%)
Source: 2017 ACS 5-Year Estimates Selected Economic Characteristics			

2. Housing Characteristics

This Vision Plan considers the existing housing stock in the Village of Woodsburgh, the anticipated housing stock, and anticipated housing needs for the future.

Community members were asked what type of residential development they would most support in the Village. According to the survey responses, community members indicated that they most support detached single-family residences (83%), followed by townhouses (10%). Two-family residences (3%) and multi-family residents (0.9%) were not favorable.

Housing Unit by Units in Structure

In 2017, the Village, Town, and County housing stock consisted primarily of single-family detached dwellings (see **Table 6**). Within Woodsburgh, 71.3 percent of housing units were single-family detached units, 27.3 percent consisted of 20 or more units and a total of 1.4 percent consisted of both 10 to 19 units and mobile homes (0.7 percent each). Within the Town and County, single family detached dwellings also represented a significantly high percentage of the housing stock (77.5% for the Town and 76.1% for the County). The second largest housing stock in both the Town and the County were buildings with 20 or more units (8.3% for the Town and 8.4% for the County).

Table 6 - Housing Units by Units in Structure: 2017						
	Village of Woodsburgh		Town of Hempstead		Nassau County	
	#	%	#	%	#	%
Total Housing Units	300	-	255,815	-	471,031	-
1-unit, detached	214	71.3%	198,171	77.5%	358,592	76.1%
1-unit, attached	0	0%	5,102	2%	13,578	2.9%
2 units	0	0%	16,855	6.6%	31,526	6.7%
3 or 4 units	0	0%	5,182	2%	9,793	2.1%
5 to 9 units	0	0%	3,572	1.4%	6,960	1.5%
10 to 19 units	2	0.7%	5,286	2.1%	10,011	2.1%
20 or more units	82	27.3%	21,194	8.3%	39,596	8.4%
Mobile home	2	0.7%	406	0.2%	910	0.2%
Boat, RV, van, etc.	0	0%	47	0%	65	0%
Source: 2017 ACS 5-Year Estimates Selected Housing Characteristics						

Occupied Housing Units by Tenure

Table 7 provides data on occupied housing units by tenure. Approximately 95 percent of all occupied housing units in the Village were owner occupied, which is higher than the owner occupancy rates for the Town and County. The percent of renter occupied units were approximately 5 percent for Woodsburgh, 19.2 percent for Hempstead, and 19.4 percent for Nassau County.

Table 7 - Housing Units by Occupancy: 2017						
	Village of Woodsburgh		Town of Hempstead		Nassau County	
	#	%	#	%	#	%
Owner Occupied	259	94.9%	196,137	80.8%	357,982	80.6%
Renter Occupied	14	5.1%	46,672	19.2%	86,154	19.4%
Total Occupied Units	**273**	**-**	**242,809**	**-**	**444,136**	**-**
Source: 2017 ACS 5-Year Estimates Selected Housing Characteristics						

Tenure by Year Householder Moved into Unit

Table 8 indicates the year that a householder moved into a housing unit. The most common year a householder moved into the Village was between 2000 and 2009, and between 2010 and 2014. Similarly, the most common years a householder moved into the Town and County was between 2000 to 2009.

Table 8 - Year Householder Moved into Unit by Tenure: 2017			
	Village of Woodsburgh	**Town of Hempstead**	**Nassau County**
Total Occupied Housing Units	273	242,809	444,136
Moved in 2015 or later	6	12,157	23,236
Moved in 2010 to 2014	62	44,668	85,778
Moved in 2000 to 2009	80	73,174	129,516
Moved in 1990 to 1999	49	46,150	85,073
Moved in 1980 to 1989	51	27,988	49,546
Moved in 1979 or earlier	25	38,672	70,987
Source: 2017 ACS 5-Year Estimates Selected Housing Characteristics			

Bedroom Mix

Table 9 summarizes the bedroom mix for Woodsburgh, Hempstead, and Nassau County. The most common number of bedrooms is 5 or more bedrooms in the Village (40.7%), followed by four bedrooms (27.6%). Hempstead and Nassau County had more equal distributions of three and four-bedroom units. The Village had a lower percentage of units with no bedroom (0%) and one bedroom (7%) compared to the Town and County.

Table 9 - Bedroom Mix: 2017						
	Village of Woodsburgh		**Town of Hempstead**		**Nassau County**	
	#	**%**	**#**	**%**	**#**	**%**
Total Housing Units	300	-	255,815	-	471,031	-
No bedroom	0	0%	4,831	1.9%	9,145	1.9%
1 bedroom	21	7%	20,223	7.9%	40,755	8.7%
2 bedrooms	52	17.3%	37,925	14.8%	68,536	14.6%
3 bedrooms	23	7.7%	99,092	38.7%	175,694	37.3%
4 bedrooms	82	27.3%	70,649	27.6%	130,637	27.7%
5 or more bedrooms	122	40.7%	23,095	9%	46,264	9.8%
Source: 2017 ACS 5-Year Estimates Selected Housing Characteristics						

Table 10 presents average household size by housing tenure in 2017. In Woodsburgh, the household size for owner occupied housing units (2.86 persons) was smaller than the Town or County. However, the household size of a renter occupied dwelling was larger (3.71 persons) than the Town or County. In general, housing units in Woodsburgh are occupied by slightly large households. This may be a reflection of the housing stock also containing more 5 or more bedrooms units in Woodsburgh, than the Town and County which have higher percentages of three- and four-bedroom dwellings.

Table 10 - Average Household Size by Tenure: 2017			
	Village of Woodsburgh	**Town of Hempstead**	**Nassau County**
Owner Occupied	2.86	3.22	3.11
Renter Occupied	3.71	2.79	2.67
Source: 2017 ACS 5-Year Estimates Selected Housing Characteristics			

Median Year Structure Built

Within the Village, the median year that a dwelling was constructed was 1950 which is relatively similar to the housing stock in the Town and County. The age of the housing stock is also a reflection of the 1929 stock market crash, subsequent Depression and World War II.

Table 11 - Median Year Structure Built: 2016			
	Village of Woodsburgh	**Town of Hempstead**	**Nassau County**
Median Year Structure Built	1950	1953	1955
Source: 2012-2016 ACS Housing Summary prepared by Esri			

Median Housing Value and Rent

The 2017 median housing value of an owner-occupied dwelling in the Village of Woodsburgh was $932,700; in the Town the median value was $421,300, and in the County the median housing value was $460,700. The median housing value in the Village is significantly higher than that of the Town or County, which suggests that the Village is a highly desirable place to live.

The median rent of an occupied housing unit in Woodburgh was $2,286 per month, which is higher than the rent paid in Hempstead and in Nassau County. In Hempstead, median rent paid was $1,554 and in Nassau County the rent was $1,663.

Table 12 - Median Housing Value and Rent: 2017			
	Village of Woodsburgh	**Town of Hempstead**	**Nassau County**
Median Housing Value	$932,700	$421,300	$460,700
Median Rent	$2,286	$1,554	$1,663
Source: 2017 ACS 5-Year Selected Housing Characteristics			

3. Summary

The Village of Woodburgh's population has declined since 1990. The Village's average resident is older, and the average owner-occupied household sizes are lower than in the Town or County as a result of the population "aging in place". The Village has a higher proportion of owner-occupied housing stock than in

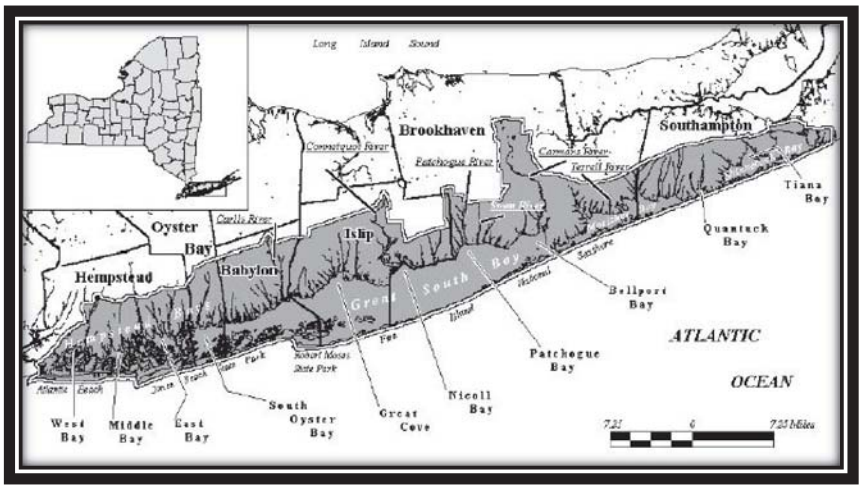
Hempstead or Nassau County. As the housing stock is older and consists of a higher percentage of four bedroom and five bedroom or more dwellings, its household size should be higher than the Town and County where there are more studio, one bedroom and two bedroom dwelling units. It is anticipated with housing turnover, the population will likely increase again. The Village has two multifamily complexes, (i.e., the Mayfair apartments and the Crestwood Co-operative Apartments), which provides a diverse housing stock for the Village.

B. NATURAL RESOURCES

The Village of Woodsburgh is situated on the south shore of western Long Island within proximity to the Borough of Queens, New York. The Village is developed on a part of the Atlantic Coastal Plain physiographic province and specifically located on the glacial outwash plain that was deposited with the retreat of the last ice age approximately 10,000 years ago. The Village shoreline adjoins Brosewere Bay, a part of West Hempstead Bay. The natural resources of the Village are largely complementary to the adjacent tidal waters and proximate undeveloped, marshy islands.

Given the Village's proximity to New York City, development needs are contingent on a growing population; however, development has the potential to impact the natural resources of the Village, and land use planning policies need to consider the Village's position in the landscape relative to these resources. The following narrative describes the environment not only within but surrounding the Village of Woodsburgh. This section describes state, county and regional plans which address these environmental resources and an inventory of the resources located in Woodsburgh.

1. Regional Planning



Inset from 2001 Long Island South Shore Estuary Reserve Comprehensive Management Plan

Long Island South Shore Estuary Reserve Comprehensive Management Plan

Long Island's South Shore Bays (Hempstead Bay, South Oyster Bay, Great South Bay, Moriches Bay and Shinnecock Bay) and associated upland areas, including towns and villages in both Nassau County and Suffolk County, are all part of the Long Island South Shore Estuary Reserve. The Village of Woodsburgh is one of several villages within the 173 square mile Long Island South Shore Estuary Reserve, which stretches from the western boundary of the Town of Hempstead to the middle of the Town of Southampton. The Long Island South Shore Estuary Reserve is characterized by tidal marshes, mud and sand flats, beds of underwater vegetation and extensive shallows that support environmentally sensitive natural resources. The South Shore Estuary Reserve is an anchor for the region's tourism, seafood and recreational industries.

The landscape of the Long Island South Shore Estuary Reserve is characterized by a series of salt marsh islands connected by channels and tidal creeks that form a unique coastal environment. This pattern of development is obvious in Woodsburgh, where the golf course properties incorporate these natural resources of the Reserve into their landscapes. There are numerous opportunities to enjoy the estuary such as public active and passive recreation areas, environmental education centers and natural habitat preserves.

Unfortunately, the Long Island South Shore Estuary Reserve has more impaired surface waters than any other region of New York State as a result of nitrogen loading. This is a result of human population growth and development in the Reserve's watershed since World War II. Impaired waterbodies have a negative


Photograph from New York State DOS, Office of Planning & Development website.

impact on estuary ecosystem health which then negatively effects South Shore Estuary Reserve's shellfish, finfish and recreation. In 1993, the Long Island South Shore Estuary Reserve Act was passed by the New York State Legislature and a South Shore Estuary Reserve Council created as a result. The Council is comprised of a group of representatives from South Shore towns and villages, the City of Long Beach, Nassau and Suffolk counties, and recreation, business, academic, environmental and citizen interests. The Act tasked the Council with the preparation of a Comprehensive Management Plan, which recommends implementation actions for State, federal and local governments, as well as non-profit organizations, businesses and academic institutions to:

- Improve and maintain water quality;
- Protect and restore living resources;
- Expand public use and enjoyment;
- Sustain and expand the estuary economy, and;
- Increase education, outreach, and stewardship.

Information on land and embayment uses, the estuarine economy, water quality, living resources and other aspects of the Reserve was collected and analyzed by the Department of State's Division of Coastal Resources using geographic information system (GIS) technology to serve as a basis for implementing actions provided in the Comprehensive Management Plan. This Plan notes that open space is critical to the health of the estuary and its coastal habitats as well as the coastal character of the south shore: "*All levels of government must work together in cooperation with private development interests to preserve open space in the Reserve, buffer sensitive habitats, improve water quality and retain the visual landscape of the estuary*".

Since 2001, the New York State Department of State, Office of Planning and Development has monitored several projects implemented through the Environmental Protection Open Space Account and the Local Waterfront Revitalization Programs to advance the Comprehensive Management Plan's implementation actions. These efforts include water quality monitoring, preparation of implementation status reports, restoration projects, seeding and reef development programs, and improvements and expansion of public access among other efforts.

Figure 3 presents tidal wetlands and significant coastal fish and wildlife habitats in the Village. In considering any plans for development within the Village, this map should be reviewed in establishing areas which represent better options for resource protection, areas which should be avoided and areas where additional investigations may be required. To a large extent, the highly valuable lands are conserved at this time as open space at the golf course properties. Implementation actions from the Comprehensive Management Plan are to be considered in any recommendations that propose creation of a contiguous, meaningful open space network, within which land development should "fit".

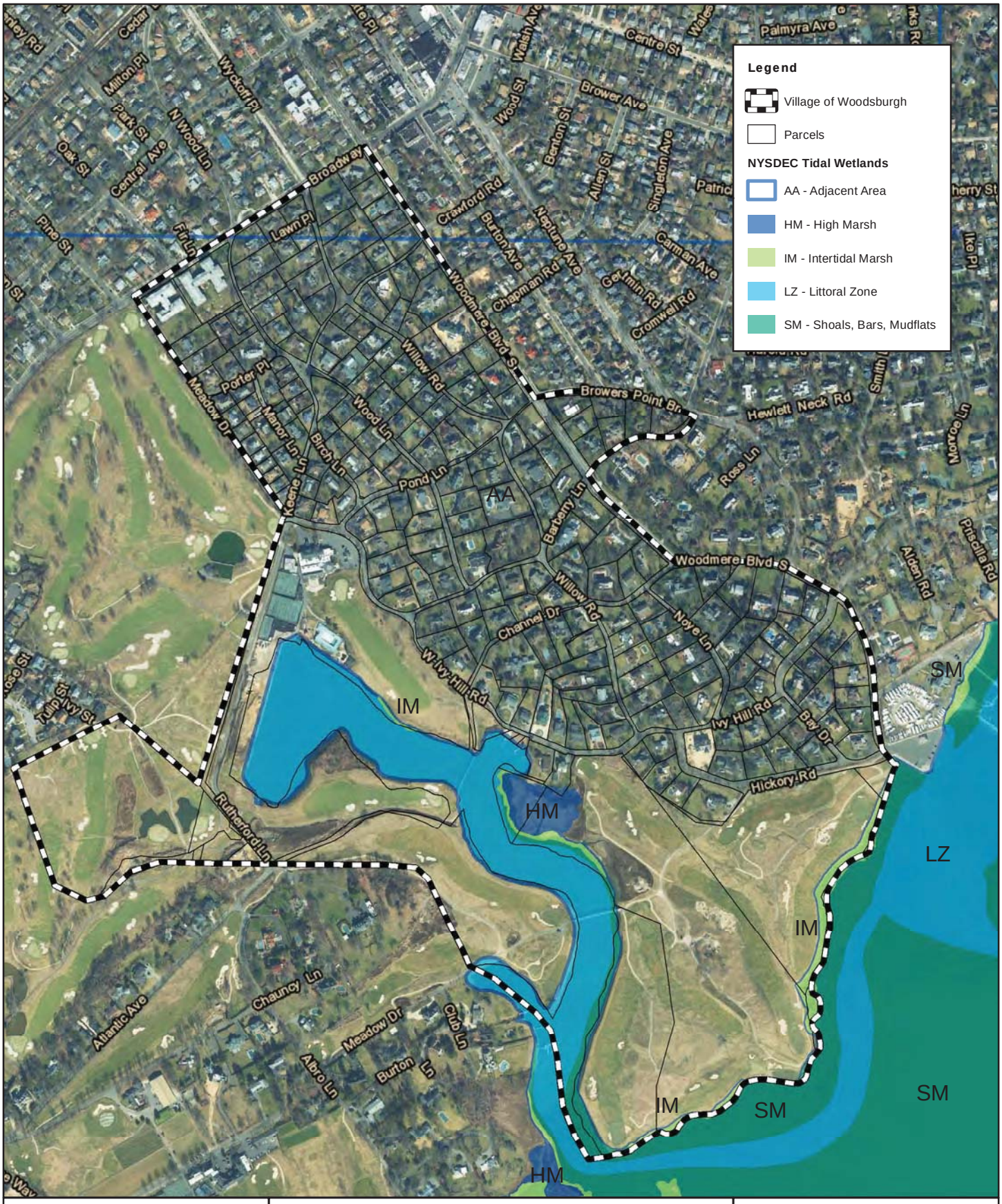


FIGURE 3
NYS DEC TIDAL WETLANDS

Source: Nassau County GIS, NYSDEC, ESRI World Transportation, NYS Orthoimagery Program 2016
Scale: 1 inch = 700 feet

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Village of Woodsburgh Vision Plan

The fundamental purpose of the New York State Open Space Plan is to urge increased protection of the state's significant natural, scenic, recreational, historic and cultural resources and secure the benefits that accrue from protection of these resources, including: economic benefits; increased property values for adjacent lands; tourism; water quality protection; wildlife habitat protection; and, enhancement of natural resource based industries. A summary of the Open Space Plan is found here: http://www.dec.ny.gov/docs/lands_forests_pdf/ospsummary.pdf. Protection of the South Shore Estuary Reserve is a high priority within the Open Space Plan. As noted in the Plan:

> *Acquisition of open space within the boundaries of the state - designated South Shore Estuary Reserve, a 326-square-mile area encompassing south shore bays and their watersheds, for coastal resiliency, mitigation of sea-level rise, water quality and habitat protection, public waterway access and preservation of historic, cultural and maritime resources. Several projects are in the 100-year flood plain and/or Potential Environmental Justice Area (PEJA) communities.*

As the entire Village is within the boundary of South Shore Estuary Reserve and thus, preservation of existing open space in Woodsburgh is considered a high priority.

New York Rising Five Towns Community Reconstruction Program

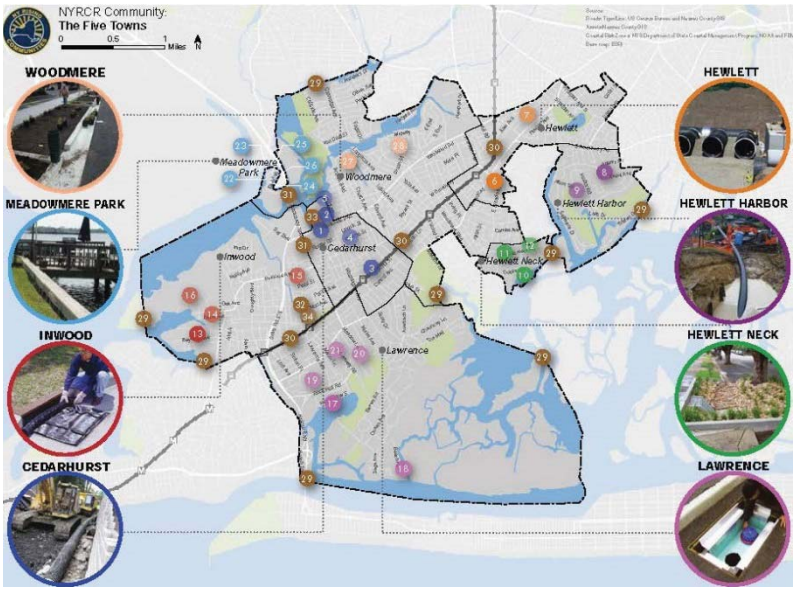
In response to extreme weather events in New York State since August 2011 and the need to rebuild impacted communities, Governor Andrew M. Cuomo developed an innovative, community-driven planning program known as the New York Rising Community Reconstruction (NYRCR) Program. This program was established to provide assistance to communities that were severely damaged by Superstorm Sandy, Hurricane Irene, and Tropical Storm Lee. The NYRCR Program allowed communities to develop reconstruction plans to build physically, socially and economically resilient and sustainable communities. Eligible communities receive funding from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant –Disaster Recovery (CDBG-DR) program through the Governor's Office of Storm Recovery.

The Five Towns NYRCR Community Reconstruction Plan encompasses eight villages and hamlets including the Villages of Cedarhurst, Lawrence, Hewlett Harbor; and the hamlets of Hewlett, Inwood, Meadowmere Park and Woodmere within the Town of Hempstead. Although not specifically included in the Five Towns NYRCR Plan, the Village of Woodsburgh is a significant part of the Five Towns and was impacted by Superstorm Sandy in 2012. The Five Towns NYRCR Plan explains the following:

> *During Superstorm Sandy, the storm surge from the Atlantic Ocean traveled over the Far Rockaway peninsula and through the Jones Inlet, Rockaway Inlet, and Reynolds Channel into Jamaica Bay and Hempstead Bay. The surge affected the Five Towns Community with tidal flooding and widespread backups within the stormwater system. Documented storm surge varied from six feet to 11 feet in each of the Villages and Hamlets in the Five Towns, inundating low lying areas with tidal water and causing backups in the stormwater system. As a result, rainwater runoff caused overflows of the stormwater system and led to flooding even in areas that were beyond the extent of the storm surge. Stormwater flooding, which has occurred with greater frequency since Superstorm Sandy, has directly affected the quality of life throughout the community and property values have suffered.*

There are three reconstruction and resiliency strategies that guide the NYRCR Program for the Five Towns that should be considered for any potential development in Woodsburgh:

- **Strategy 1:** Increase the resilience to extreme weather in high risk coastal areas by addressing coastal protections and stormwater infrastructure.
- **Strategy 2:** Increase the emergency response capacity of facilities on high ground by building on the strong network of civic, health and social service organizations in the Five Towns.
- **Strategy 3:** Improve access to evacuation routes from high risk areas by creating a resilient corridor along Rockaway Turnpike and Nassau Expressway.



Although there are no proposed projects specific for Woodsburgh in the Five Towns NYRCR Plan, the Village of Woodsburgh will ultimately benefit from some funded Village projects and regional and shared projects outlined in the Program. These projects include: the South Shoreline Improvement Study which will identify potential solutions to restore shorelines; repairs to and elevation of the Dike at the Isle of Wight in the Village of Lawrence to protect adjacent residential neighborhoods from large storm surges; the Microgrid Feasibility Study and Action Plan which will identify opportunity areas adjacent to the LIRR corridor for microgrid and renewable energy installations to ensure reliable communication during emergencies; and the Hewlett Neck stormwater infrastructure upgrades that will increase stormwater system capacity immediately east of Woodsburgh. These projects will address various environmental concerns, public health concerns and will provide benefits to the Five Towns area, including the Village of Woodsburgh.

Five Towns Drainage Study

In December 2017, the Nassau County Department of Public Works prepared the Five Towns Drainage Study[7] to evaluate existing municipal stormwater drainage conditions and identify drainage improvements or flood mitigation projects. The Drainage Study builds upon the New York Rising Five Towns Community Reconstruction Plan and states:

> "*[t[he Villages of Woodsburgh and Hewlett Bay Park were not included in the original Five Towns CRP due to minimal damages as a result of Hurricane Sandy; however, they are included as part of this study for completeness in evaluating the region. Storm surges and stormwater impacts occur regardless of municipal boundaries".*

The Drainage Study divided the stormwater system drainage areas within the Village of Woodsburgh into two categories: the Broadway Drainage Area and the Keene Drainage Area. The Keene Drainage Area is an interconnected series of manholes and piping along Woods Lane, Keene Lane, Meadow Drive, Pond Lane and Ivy Hill Road, which connect to catch basins on Woodmere Boulevard, Willow Road and Meadow Drive, and discharge into a 36 inch outfall on Keene Lane/Railroad Avenue, near the Woodmere Club. The

[7] Nassau County Department of Public Works. *Five Towns Drainage Study*. December 22, 2017. Accessed October 2018; available at https://www.nassaucountyny.gov/DocumentCenter/View/21224.

Broadway Drainage Area consists of a series of catch basins, pipes and manholes along Broadway that continue south through the eastern portion of the Woodmere Club to Railroad Avenue and discharges via a 60 inch outfall adjacent to the 36 inch outfall pipe associated with the Keene Drainage Area (see images from the Drainage Study below).

Image of Keene Drainage Area from the Nassau County Drainage Study.

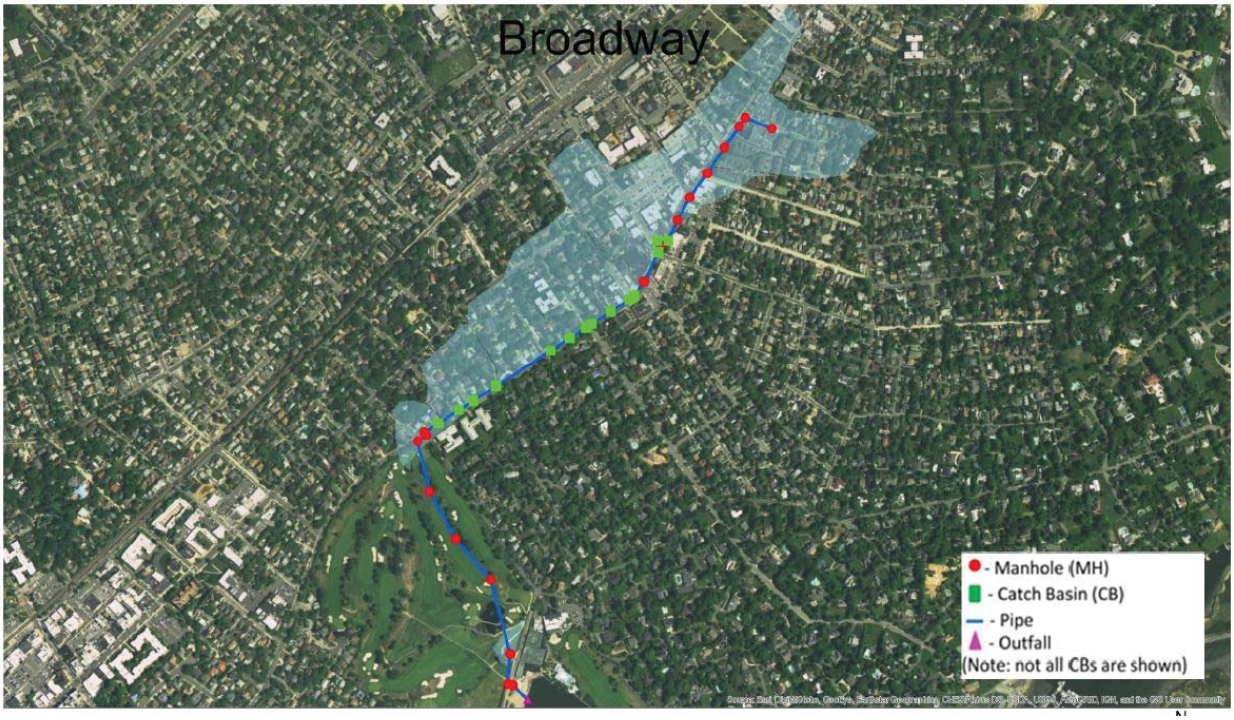


Image of Broadway Drainage Area from the Nassau County Drainage Study.

Appendix D "Community Assets" of the County's Drainage Study, notes:

> *"[f]looding can occur in the Village of Woodsburgh when stormwater from rainfall events combines with presence of tidal waters within the stormwater collection piping. The tidal waters reduce available capacity within the collection piping network and impede flow within the system until the local tidal waters recede allowing for the return of gravity flow. Key problem areas include Railroad Avenue, Ivy Hill Road and Broadway."*

These roadways are important areas that service the entire Village. The Woodsburgh Drainage Assessment in Appendix D of the Drainage Study also indicates that when high tide occurs in the Village, the existing outfalls become submerged and the Village's stormwater systems are overburdened. Tidal backflow valves on the outfalls become stuck in a slightly opened position and, therefore, do not operate properly. This allows for tidal waters to intrude into the collection piping system during the tidal cycle. Flooding is then exacerbated by rainfall events. Roadway drainage issues were confirmed during a field inspection by an NPV representative on May 15, 2018 in the early afternoon following a rain event and reiterated by members of the public in the online survey and during the Public Open House.

A number of recommendations for drainage improvements are presented in the Drainage Study to limit

recurring flooding within the Village. These recommendations include the following:

- **Plan 1:** Backflow Prevention (60 inch Outfall) (≤10-year rainfall) - The installation of a new backflow prevention device at the 60 inch outfall on Railroad Avenue (Broadway Drainage Area). A Continuous Deflection Separation (CDS) water treatment device is to be installed upstream.
- **Plan 2:** Pipe Improvements (≤10-year rainfall) - Pipe size improvements along Broadway, outside of the Village boundaries (along Broadway between Johnson Place and Brower Avenue), to increase the pipe diameters at capacity and/or surcharged during normal rain events, as well as provide proper slopes for adequate drainage. Backflow prevention and CDS installation are included.
- **Plan 3:** Backflow Prevention (36" Outfall) (≤10-year rainfall) - The installation of a new backflow prevention device at the 36 inch outfall at Railroad Avenue (Keene Drainage Area). A CDS treatment device is to be installed upstream.
- **Plan 4:** Pipe Improvements (≤10-year rainfall) - Pipe size improvements for the 36 inch outfall to increase the pipe diameters at capacity and/or surcharged during normal rain events, as well as provide proper slopes for adequate drainage. Backflow prevention and CDS installation are included.

Appendix D of the Drainage Study notes that there would be several benefits associated with implementing these recommendations. These benefits include reduction of damages to drainage systems, reduction in

maintenance costs over time, less frequent flooding as a result of tidal fluctuations and rainfall events, reduction of property damages, and reduction of public emergency expenditures associated with response of emergency personal and equipment. An environmental benefit would include improvement of water quality of system effluent to the bay, which would result in benefits from improved plant and animal habitats.

As the Village of Woodsburgh was not included in the Five Towns NYRCR Plan, the Drainage Study notes that the funding sources need to be identified for proposed pipe improvements and backflow prevents.

Nassau County Back Bays Coastal Storm Risk Management Feasibility Study (April 2019 Status Report)

The April 2019 Status Report was prepared to update residents, stakeholders, local governmental officials, Federal and non-Federal agencies and other interested parties of the Nassau County Back Bays (NCBB) Coastal Storm Risk Management (CSRM) Study and to present an anticipated timeframe of remaining study milestones. The purpose of the final CSRM Study is to "determine the feasibility of a project to reduce the risk of coastal storm damage in the back bays of Nassau County, while contributing to the resilience of communities, important infrastructure, and the natural environment". Following the CSRM Study, a a final coastal storm risk management plan will be prepared to address flood risks in the defined study area. Communities in the study area include "villages and unincorporated municipalities in the towns of Hempstead and Oyster Bay that border Hewlett Bay, Middle Bay, Jones Bay, South Oyster Bay, and connected creeks, channels, and minor water bodies, as well as the City of Long Beach". The NCBB Status Report provides an overview of the United States Army Corps of Engineers (USACOE) planning considerations, work completed to date and next steps.

The planning considerations section of the Status Report lists problems, opportunities and constraints that were identified during the public coordination process and during an examination of existing conditions and future conditions without the project. These are:

Problems:

- *Frequent flooding from high tides, spring tides, sunny day flooding, and coastal storms*
- *High risk of coastal storm flooding and threat to life safety*
- *Ecosystem degradation in the back bays*
- *Potential future sea level change*

Opportunities:

- *Manage coastal storm flood risk*
- *Better communicate coastal storm risk to communities*
- *Improve recreation and restore natural systems in ways that may provide CSRM benefits*
- *Contribute to community rebuilding and resilience*

Constraints:

- *Avoid impact to Federal navigation channels*
- *Avoid impact to constructed and planned resilience projects*
- *Avoid induced coastal flooding in adjacent communities, and flooding from rainfall or overwhelming of existing interior drainage systems*
- *Avoid impacts to critical infrastructure*
- *Minimize or avoid impacts to the environment and public access*
- *Avoid Coastal Barrier Resources Act of 1982 impacts*

Planning objectives:

- *Reducing the risk of coastal storm damage to communities, public infrastructure, important societal resources, and the environment in southern Nassau County through 2075.*
- *Contribute to the long-term sustainability and resilience of coastal communities in southern Nassau County through 2075*
- *Contribute to the long-term sustainability and resilience of the back bay environment in southern Nassau County through 2075*

The Status Report provides a number of measures that are being considered to achieve these planning objectives and reduce flood risks, as outlined below:

1. Structural Measures:
   a. Inlet storm surge barriers – a series of movable gates that remain open during normal conditions to allow navigation and tidal flow but are closed during storm events.
   b. Cross-bay barriers – constructed across the interior of a bay. Could be constructed adjacent to roads, bridges and causeways with gates across navigable channels and additional auxiliary flow gates to allow regular tidal flow but are closed during storm events.
   c. Levees – earth embankments with an impervious core constructed along a waterfront.
   d. Raised Roads and Rails – raise existing roads and rail networks to function as levees.
   e. Permanent Floodwalls – Steel or concrete vertical structures.
   f. Deployable Floodwalls – Vertical structures that can be quickly installed during a storm event.
   g. Crown Walls – small reinforced concrete walls (approximately 1 to 3 feet high) constructed on top of an existing or new vertical structure (i.e., bulkheads, seawalls, curb or gravity wall).
   h. Beach Restoration – beach nourishment or beachfill, which includes the replacement of sand in areas where sand has eroded or to increase the width and/or height of an existing beach.
   i. Bulkheads – vertical structures with the primary purpose of retaining land that adjoins a water body.
   j. Seawalls – massive structures constructed along a shoreline to interception of waves, prevent upland erosion, and reduce wave-induced overtopping and flooding.
   k. Revetments – sloped structures that are typically constructed from stone, concrete or asphalt to armor sloping natural shoreline profiles but can be retrofitted with an impermeable wall at the top to increase the elevation of a structure by 1 to 3 feet.
   l. Stormwater Drainage Improvements – convey water away from developed areas during heavy rainfall or high tidal waters. Can install conveyance systems (with pump stations, culverts, drains and inlets) to remove and send water to large waterbodies. Additional improvements can include retrofitting existing culverts and outfalls with tide valves.

2. Nonstructural measures:
   a. Building retrofit:
      i. *Elevation – raising the existing structure on fill or foundation elements such as solid perimeter walls, piers, posts, columns, or pilings.*
      ii. *Dry flood proofing – strengthening of existing foundations, floors, and walls to withstand flood forces while making the structure watertight.*
      iii. *Wet flood proofing – making utilities, structural components, and contents flood- and water resistant during periods of flooding within the structure.*
      iv. *Ringwall – construction of a floodwall around an individual structure.*
      v. *Replace building – demolition of the structure and subsequent building of an equivalent structure within the same property boundary to the design elevation.*
   b. Acquisition/buyouts
   c. Floodproofing
   d. Relocating utilities and critical infrastructure
   e. Design/redesign and location of services and utilities

f. Retreat
g. Increased storage
h. Resilience standards
i. Emergency response systems
j. Stormwater management
k. Building codes/zoning
l. Hazard mitigation plans
m. Coastal zone management
n. Early warning systems

3. Natural and Nature Based Features (NNBFs):
   a. Living Shoreline - *essentially tidal wetlands constructed along a shoreline to reduce coastal erosion. Living shorelines maintain dynamic shoreline processes, and provide habitat for organisms such as fish, crabs, and turtles. A common component of a living shoreline is constructing a rock structure (breakwater/sill) offshore and parallel to the shoreline to serve as protection from wave energy that would impact the wetland area and cause erosion and damage or removal of the tidal plants. Alternatively, such protective structures have also been built with coir logs or "oyster castles".*
   b. Reefs – *artificial reviews to reestablish and enhance reef communities, while also providing shoreline erosion protection through the attenuation of wave energy.*
   c. Wetland Restoration – *functionally restored wetlands act in the same manner as natural wetlands, though design features may be included to enhance risk management or account for adaptive capacity considering future conditions.*
   d. Submerged Aquatic Vegetation (SAV) Restoration – *grasses that grow to the surface of shallow water, but do not emerge from the water surface. SAV performs many important functions, including wave attenuation, buffering shorelines by stabilizing sediments with plant roots, water quality improvement, primary production, food web support for secondary consumers, and provision of critical nursery and refuge habitat for fisheries species.*

As the Village of Woodsburgh is included in the Nassau County Back Bays study area, these problems, opportunities, constraints and recommendations have been considered and incorporated into this Vision Plan.

New York State Climate Smart Communities Program

In 2009, the Climate Smart Communities (CSC) program was created as an interagency initiative of New York State that "helps local governments take action to reduce greenhouse gas emissions and adapt to a changing climate".[8] This voluntary program offers various instruments to achieve such an initiative including technical assistance, grants and rebates for electric vehicles. The CSC is jointly sponsored by the NYSDEC (main administrator), New York State Energy Research and Development Authority (NYSERDA), Department of Public Service, NYS DOS, New York State Department of Transportation (NYSDOT) and the Department of Health.

There are 12 categories containing numerous actions in order to achieve of the designated levels of certification (bronze, silver and gold). Communities earn points toward certification for each action they complete, while also completing several mandatory and priority actions at each level of certification. Priority actions are largely focused on relatively low-cost assessments and policies that build baseline knowledge and plan for future action or establish a local government as an emerging leader. In addition to mandatory actions and priority actions, each certification level must earn a specified number of action points, complete at least one action under the specified number of pledge elements and achieve a specific number of

[8] https://climatesmart.ny.gov/

performance points. There are over 100 climate mitigation and adaption actions as of 2018. These action items are as follows:

1. Build a climate-smart community
2. Inventory emissions, set goals, and plan for climate action
3. Decrease energy use
4. Shift to clean, renewable energy
5. Use climate-smart materials management
6. Implement climate-smart land use
7. Enhance community resilience to climate change
8. Support a green innovative economy
9. Inform and inspire the public
10. Engage in an evolving process of climate action
11. Innovation
12. Performance

A complete Climate Smart Communities Certification Action Checklist with each certification action is available at: https://climatesmart.ny.gov/fileadmin/csc/documents/CSCC-ActionChecklist-6-24-2019.pdf. There are several actions that are eligible for competitive funding through the NYS DEC Climate Smart Communities Grant Program. This grant program provides a 50/50 match for municipalities to perform inventories, assessments and planning projects that advance their ability to address climate change locally. This program supports climate change adaption (e.g., cooling centers, flood plain restoration, emergency preparedness, etc.) and mitigation projects that reduce of greenhouses gases outside of the power sector (transportation, refrigerants, food waste, etc.).

The first step for becoming a CSC is to pass a municipal resolution to join the program and become a Registered Climate Smart Community. After becoming a Registered Climate Smart Community, municipalities can begin reviewing and selecting actions to be implemented at their own pace since there is no time limit between adopting the pledge and committing to the certification process. The certification levels are described are described as:

- Bronze: The initial level of certification - for local governments that have acted their commitment to climate action and taken steps to implement climate-smart policies and projects.
- Silver: The second level of certification - for local governments that have implemented a range of foundational climate actions and made concrete progress toward goals.
- Gold: The gold level is currently under development as part of a new initiative to align the highest level of CSC certification with New York State greenhouse gas reduction targets and climate adaptation goals.

As of April 26, 2009, the Village of Woodsburgh is a Registered Climate Smart Community and has pledged to pursue the CSC program actions that will reduce greenhouse gas emissions and adapt to climate change. Several recommendations have been presented in this Vision Plan to advance the efforts for Woodsburgh to become a Climate Smart Community. These recommendations include:

- Explore the installation of a living shoreline which could improve significantly the health of native flora and fauna.
- Explore the installation of submerged aquatic vegetation along the Village's shoreline to reduce wave action, provide habitats for NYS DOS-designated significant coastal fish and wildlife and improve water quality in West Hempstead Bay.

- Restore wetlands along the shoreline that have been impacted by previous development and ensure that any new development does not degrade the quality of same, as wetlands contribute to coastal flood risk management, wave attenuation and sediment stabilization/accumulation.
- Explore the feasibility of collaborating with Cornell Cooperative Extension Marine Program and the Long Island Shellfish Restoration Project to establish a sanctuary site along the Village's shoreline as a coastal resiliency measure.
- Introduce green infrastructure stormwater controls which serve the dual purpose of greening the Village and controlling stormwater runoff.
- Require that new development install rain gardens where practicable and use slow-release organic fertilizer. Additionally, install bioswales throughout any proposed developments.
- Examine existing bulkheads in the Village and determine if improvements are required to reduce flooding impacts.
- Explore the feasibility of installing crown walls on existing or new vertical structures (e.g., bulkheads and seawalls) in the Village.
- Explore the possibility of installing seawalls or floodwalls to reduce the risk of flooding during storm events.
- For any new development, Low Impact Development (LID) principles should be implemented to provide for enhanced stormwater management.
- Limit the amount of new impervious surfaces within the Village by requiring permeable pavers to be utilized in strategic areas of new construction.

The Village should eventually pursue additional CSC program actions beyond what is recommended in this Vision Plan.

2. Geology, Soils and Topography

A community's geology, soils, and topography present opportunities and constraints to development patterns. Soils can be deep and loamy and suitable for agricultural use, while wet soils can be indicative of wetlands which are unsuitable for development and are potentially regulated by outside state and federal agencies. The following describes geologic, topographic and soil conditions in the Village of Woodsburgh.

Geology

Geology can be defined as the science that deals with the earth's physical structure and substance, its history, and the processes that act on it. Bedrock is the parent material for the unconsolidated surficial material and soils laying atop it. The underlying bedrock within the Village is approximately 1,500 feet below grade surface. As Woodsburgh is developed on top of a glacially deposited outwash plain, only unconsolidated materials would be encountered in developable areas.

Soils

Soil can be defined as "a natural body comprised of solids (minerals and organic matter), liquid, and gases that occurs on the land surface, occupying space, and characterized by one or both of the following: horizons, or layers, that are distinguishable from the initial material as a result of additions, losses, transfers, and transformations of energy and matter or the ability to support rooted plants in a natural environment". Soil characteristics have a strong relationship to land use suitability. Every land use, whether it involves the construction of roads or buildings, or production of agriculture crops or forestry, affects and is affected by

soil characteristics. The ability of the land to accommodate a particular use and infrastructure that will serve it is influenced by the suitability of soils to accommodate these activities. The United States Department of Agriculture, Natural Resources Conservation Service (NRCS), manages a web-based system called "Web Soil Mapper" where soil types for a specific area can be viewed. The Soil Mapper provides detailed characteristics and limitations of each soil type for different categories such as road and building construction, agricultural and silvicultural use. The Survey ranks the soils from slight to severe; severe soil limitations are not insurmountable but reflect the need for engineered solutions to overcome the limitations. Soil types reflect an inherent level of suitability or unsuitability for particular uses. Hydric soils are frequently flooded or waterlogged soils and are frequently an indicator of the presence of wetlands. None of the soils within the Village of Woosdburgh are considered hydric.

Figure 4 illustrates the soil mapping units found within the Village, which is useful for general planning purposes. However, the soil survey should not be used in lieu of on site soil testing during the review of site-specific development plans. Generally, there are three soil types within the Village of Woodsburgh which are listed in **Table 13**. The soils present are indicative of unconsolidated glacial materials and are predominantly composed of sand and loam. The portion of the Village developed with residential use are within the Urban Land-Riverhead complex soil type (UrA) area, while most of the golf course consists of the Udipsamments, wet substratum (Ue) soil type. These soil types are common across Long Island and only present development restrictions that are typical of Long Island (e.g., limitations due to the absence of bedrock). As is typical of Long Island soils, the Ue soil type present on the golf course has a high sand content and has implications for the ability to install roadways.

Table 13 - Soil Types Found in Woodsburgh

Map Symbol	Soil Name	Acres	Percent
RdB	Riverhead sandy loam, 3 to 8 percent slopes	1.57	0.6
Ue	Udipsamments, wet substratum	142.83	59.2
UrA	Urban land-Riverhead complex, 0 to 3 percent slopes	96.14	39.9
W	Water	0.81	0.3
Total		**241.35**	**100.0**

Source: Nassau County Soil Survey, USDA. Differences in total acres is due to rounding and does not include tidal wetlands in total area.

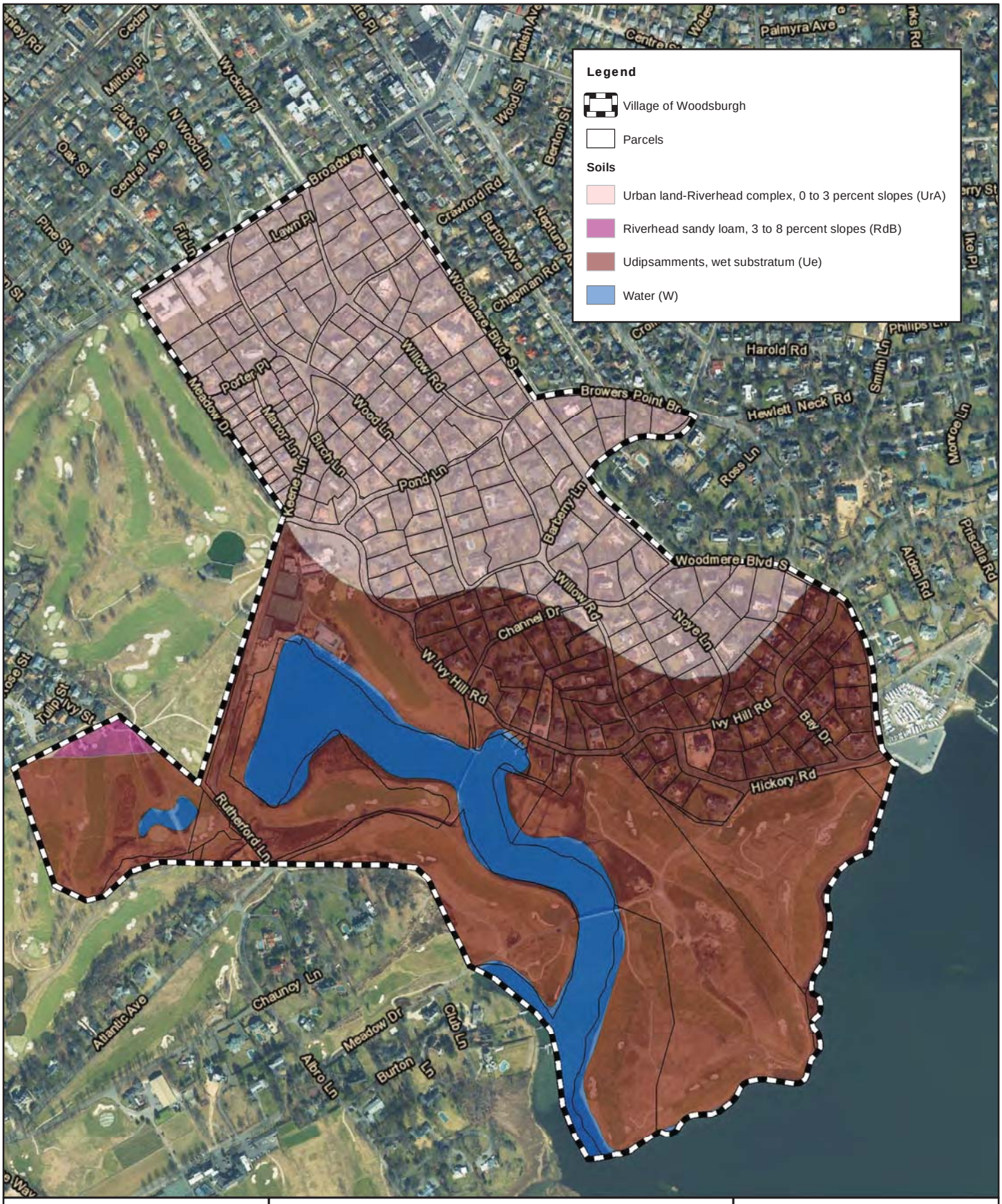


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FIGURE 4
SOILS MAP

Source: NRCS Soil GIS Layers, ESRI World Transportation, NYS Orthoimagery Program 2016
Scale: 1 inch = 700 feet

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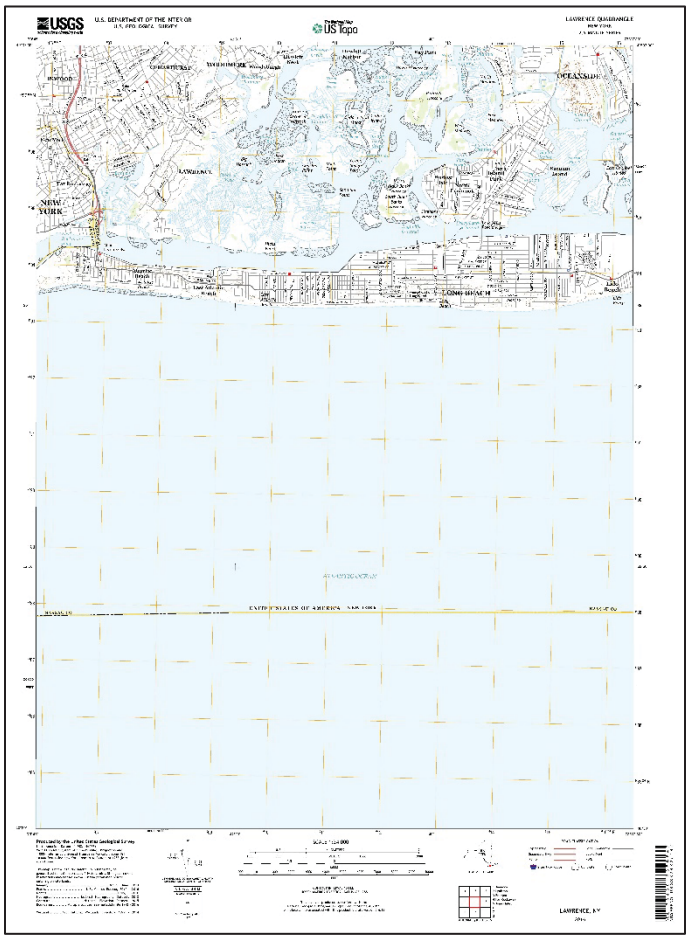
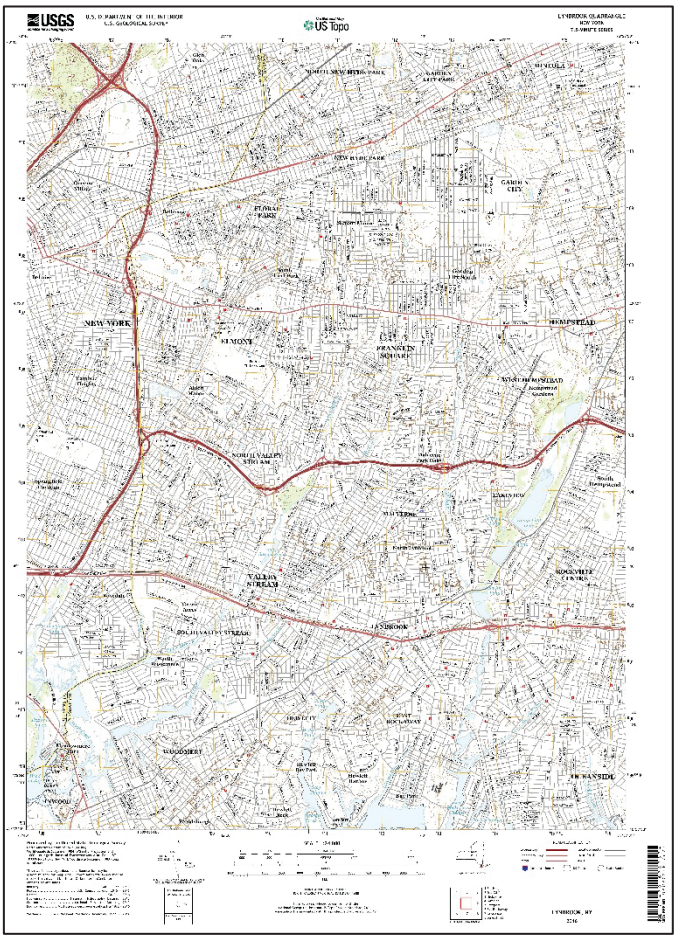
Topography

Topography is a measure of the grade elevations found throughout an area and typically portryated with contour lines illustrating equal elevations. Topographic elevations are measured in relation to mean sea level (msl) and are shown in **Figure 5.** Due to its coastal location and geography as a coastal outwash plain, the Village generally has a low elevation profile. The highest point in the Village is approximately 21 feet above msl - this point is located at the northwestern border of the Village. The lowest points within Woodsburgh are located at Woodmere Channel with elevations at sea level. The golf course portions of the Village reach a top elevation of approximately 11 feet above msl.

Similar to locations along the south shore of Long Island, the topography within the Village of Woodsburgh is relatively flat. The area within the Village has been artificially flattened as a result of construction of residences and a golf course over time since the late 1800s. Low points exist within sand-traps and other features on the golf course property. Elevations quickly decrease in areas proximate to the surface waters of West Hempstead Bay.





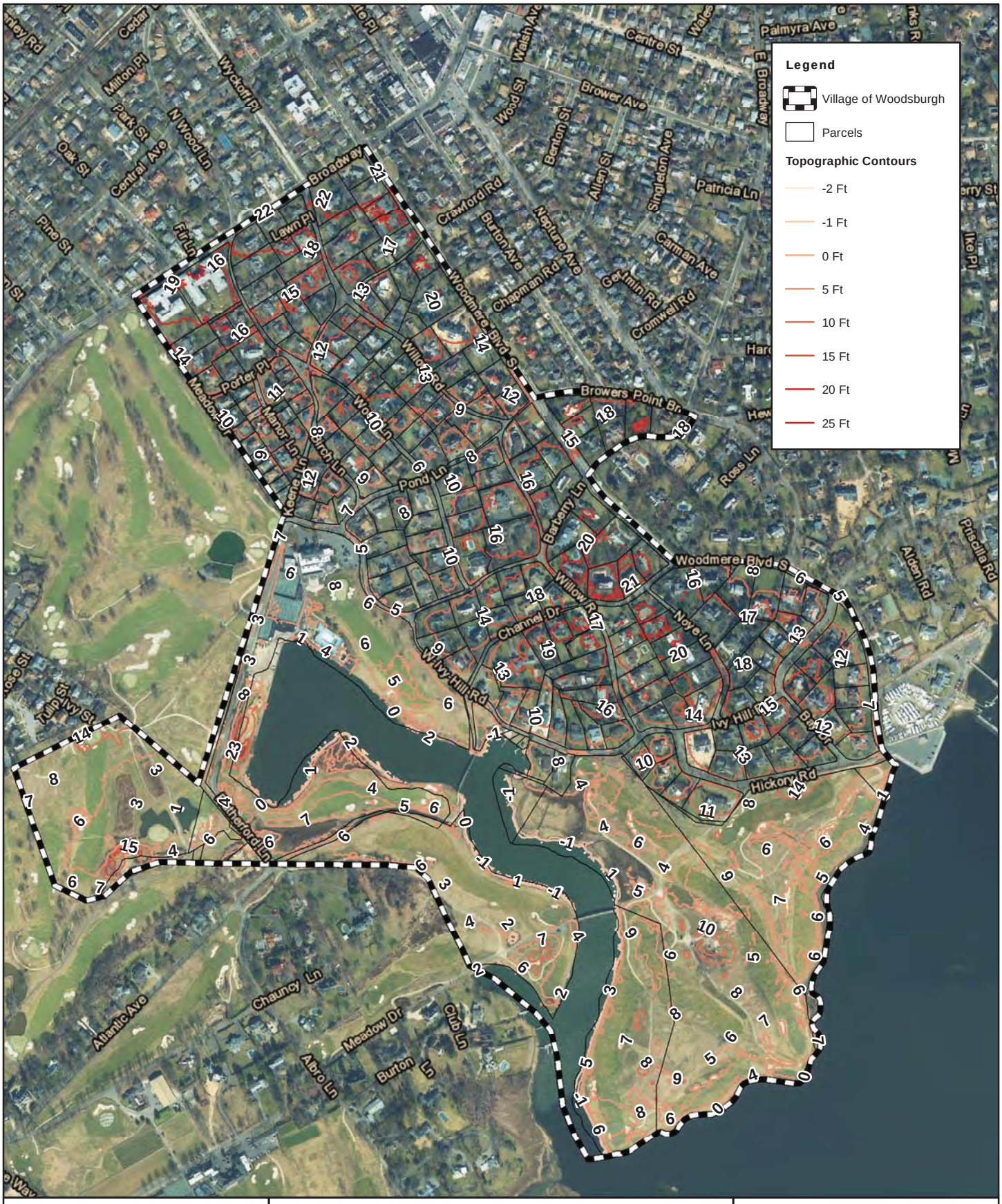


FIGURE 5
TOPOGRAPHY

Source: NOAA LIDAR, ESRI World Transportation, NYS Orthoimagery Program 2016
Scale: 1 inch = 700 feet

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3. Water Resources

The Significant Habitats and Habitat Complexes of the New York Bight Watershed identifies the aquatic areas at the coastline of the Village as a part of the Hempstead Bays – South Oyster Bay Complex. According to this resource, this habitat complex includes the entire aquatic habitat of West, Middle, and East Hempstead Bays, and South Oyster Bay, including all salt marsh islands and dredged material islands as well as the undeveloped sections of the Long Beach and Jones Beach barrier islands. There is a higher percentage of salt marsh islands in this complex than in the Great South Bay system to the east but, unlike Great South Bay, the mainland salt marshes and creeks in this section have been virtually eliminated by bulkheading and filling. There are no sizable tributaries entering the bays, and most of the mainland tidal creeks have been bulkheaded. The mainland watershed has been densely developed to residential and commercial uses. The following sections describe water resources in and adjacent to the Village.

Surface Waters

Freshwater surface waters within the Village of Woodsburgh are limited to the artificial ponds present on the existing golf course. These water bodies are maintained as an aspect of landscaping on the golf courses. Given their proximity to marine waters, these ponds likely have a higher salt content then would be typical of further inland waterbodies. Tidal waters make up most surface waters within the Village. West Hempstead Bay meets the southern and southeastern borders of the Village, and the Woodmere Channel bisects the Village at the western areas from West Hempstead Bay. Additional discussion regarding these waterbodies is included in the wetlands section below.

The Federal Clean Water Act requires states to periodically assess and report on the quality of waters in their state. Section 303(d) of the Act also requires states to identify "Impaired Waters", where specific designated uses are not fully supported. For these Impaired Waters, New York must consider the development of a Total Maximum Daily Load (TMDL) or other strategy to reduce the input of the specific pollutant(s) that restrict waterbody uses, in order to restore and protect such uses. In 2016, both the Great South Bay West waterbody segment and the Woodmere Channel as were listed as impaired waterbodies.

Stormwater Management

Stormwater runoff from weather events, if not captured by storage systems, has the potential to collect and transport pollutants from development areas to nearby surface waters. In order to protect nearby surface waters and drinking water, the two Counties (Nassau and Suffolk County), various Towns and some Villages provide stormwater requirements for development. Currently, the Village Code does not provide specific requirements for onsite stormwater management systems. Nassau County utilizes a minimum storage requirement to contain 8 inches of stormwater runoff, with some options to reduce this requirement. In the Town of Hempstead, stormwater must be managed on-site based on a design storm, to the satisfaction of the Town Engineer and the Town's stormwater management requirements are based upon Nassau County standards. The Village's stormwater management program is based upon the New York State Pollution Discharge Elimination System (SPDES) requirements for minimum stormwater management standards and controls as noted in Chapter 150, Article IX of the Village Code entitled Erosion and Sediment Control. Under existing conditions, pervious areas of residential properties and both golf courses provide areas for stormwater recharge.

As specified in Section 150-65 of the Village Code, land development activities increase impervious surface coverage and stormwater runoff and, therefore, must be regulated by certain stormwater management standards and appropriate site design to mitigate potential adverse effects of erosion and sediment

transport. All development activities that are not subject to review as stated in the Code are required to submit a Stormwater Pollution Prevention Plan (SWPPP) to the Stormwater Management Office.

Chapter 131 of the Village Code provides minimum general requirements for subdivisions. Section 131-21.B notes that subdivisions must be designed to not only conform to existing topography in order to minimize grading and retain natural contours, but to also to limit stormwater runoff and conserve natural vegetation. With respect to drainage improvements for subdivisions, §131-23.B states the following:

1. *The subdivider may be required by the Planning Board to carry away by pipe or open ditch any spring- or surface water that may exist either previous to or as a result of the subdivision. The subdivider may be required to continue the piping of upstream drainage systems. Such drainage facilities shall be located in the street right-of-way where feasible or in perpetual unobstructed easements of appropriate width.*

2. *Drainage facilities shall, in each case, be large enough to accommodate potential runoff from their entire upstream drainage area, whether inside or outside the subdivision, based on a one-hundred-year storm and assuming conditions of maximum potential development within the watershed as permitted by the Zoning Law. The applicant shall be responsible for submitting such computations to the Village Engineer in sufficient detail to make possible the ready determination of the adequacy of the proposed drainage installations, and the Village Engineer shall be responsible for reviewing these and preparing recommendations for the Planning Board.*

3. *The Planning Board may also require the subdivider to prepare a study of the effects of the subdivision on existing downstream drainage facilities. Where such study or the Planning Board, after an independent analysis, determines that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Planning Board shall notify the owner of such downstream facility of such potential condition and may withhold approval of the subdivision until provision has been made for the correction of said potential condition, or, in the alternative, the developer may deposit in escrow the full cost of the required improvement of said potential condition in such sum as the Planning Board shall determine. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.*

The Village of Woodsburgh is within a designated municipal small separate stormwater sewer system (MS4) area. MS4s are regulated under the U.S. Environmental Protection Agency's Phase II Stormwater Rule which requires MS4s to develop a stormwater management program that will reduce the amount of pollutants carried by stormwater during storm events to waterbodies to the "maximum extent practicable". The goal of the program is to improve water quality and recreational use of waterways. As per the NYSDEC website, stormwater runoff is generated when precipitation from rain and snowmelt events flows over land or impervious surfaces such as paved streets, parking lots and rooftops and does not seep into the ground. Consequently, it accumulates and transports chemicals, nutrients, sediment or other pollutants and debris. If the runoff is not captured or it is discharged without first being treated, it can adversely affect water quality in the receiving lakes, rivers and estuaries.

The impact from stormwater runoff increases as new impervious surfaces are introduced into a community. Urban stormwater runoff is identified as a major source of pollutants in 37 percent of all waterbodies assessed as impaired in New York State. In another 40 percent of impaired waterbodies, urban stormwater runoff is listed as a contributing source (though not the most significant source). In addition, for 35 percent

of the waters with less severe minor impacts or threats, urban stormwater runoff is noted as a major contributing source of impact. The Village of Woodsburgh regulates stormwater activities as per the regulations in Chapters 121, Sewers, and 85, Illicit Discharges, Activities and Connections, of the Village Code.

Floodplains

The National Flood Insurance Program ("NFIP") was established with the Federal legislature's adoption of the National Flood Insurance Act of 1968. The NFIP is a program that enables property owners in participating communities to purchase flood insurance as protection against flood losses, while requiring State and local governments to enforce floodplain management regulations that reduce future flood damages. The Village of Woodsburgh regulates activities proposed within the 100-year floodplain as per Chapter 77, Flood Damage Prevention, of the Village Code. The Village does not appear to limit uses within the floodplain but requires a floodplain development permit to build within it. Specifically, Article V within Chapter 77 contains general construction standards, general construction standards for residential structures (both within coastal high-hazard areas and outside of coastal high-hazard areas), general construction standards for non-residential structures (both within coastal high-hazard areas and outside of high-hazard coastal areas) and general construction standards for manufactured homes and recreational vehicles. To date, the Village Code does not regulate the density or intensity of new development within a floodplain.

Based on results from the public open house meeting and resident survey, it is apparent that flooding frequently occurs in the Village during rain events and is a well-known issue throughout the Village. Many residents reported flooding is very common on the roadways throughout the Village, especially along Broadway and Woodmere Boulevard. Attendees of the open house also noted that frequent flooding occurs on Browers Point Branch, severe flooding on Ivy Hill Road south of the Woodmere Clubhouse and Keene Lane and that flooding occurs on properties on Ivy Hill Road between Channel Road and Willow Road during high tides. Based on input received during the open house, additional roadways where flooding has been observed by community members include Meadow Drive near Broadway, Railroad Avenue, Pond Lane, and Woods Lane (one attendee noted that there is a low point on Woods Lane and water from Broadway accumulates there due to inadequate drainage infrastructure).

By law, the Federal Emergency Management Agency ("FEMA") can only provide flood insurance to those States or communities that adopt and enforce floodplain management regulations that meet or exceed minimum NFIP requirements. The NFIP requirements apply to areas mapped as Special Flood Hazard Areas ("SFHA") on Flood Insurance Rate Maps ("FIRMs") issued by FEMA. The SFHA is the area that would be flooded by the "base flood" (defined as the flood that has a 1 percent chance of occurring in any given year; also known as the "100-year flood"). The NFIP requirements include but are not limited to:

- Elevation of new and substantially improved residential structures above the base flood level.
- Elevation or dry floodproofing (made watertight) of new or substantially improved non-residential structures.
- Prohibition of development in floodways, the central portion of a riverine floodplain needed to carry deeper and faster moving water.
- Additional requirements to protect buildings in coastal areas from the impacts of waves, high velocity, and storm surge.

Although the Village of Woodsburgh's boundary appears on several maps, the FEMA Flood Insurance Rate Maps that show floodplains within the Village are Map Panels 0214H and 0302G, Community Number 360496, last revised September 11, 2009. As portrayed on **Figure 6**, a large portion of the Village, including most of the golf course properties, is located within the special flood area labeled as Zone AE, which are

within the 100 year flood limits and have required base flood elevations. Additionally, some of the southern portions of the Village are within Zone VE, which are subject to additional hazards due to storm velocity wave action; the Village's coastline is within the limit of moderate wave action. The required base flood elevations as illustrated on the FIRM are between 9 and 11 feet above grade level, such that the lowest portion of the buildings construction (including basement or cellar as stated in §77-13 of the Village Code) in these areas must be above the base flood elevation as well as adhering to additional building requirements.

Chapter 77 of the Village Code contains general provisions, floodplain development permit requirements and processes, construction standards and variance procedure for flood damage prevention. The purpose and objectives of this Chapter, as stated in §77-2 and §77-3 are as follows:

Purpose:

A. *Regulate uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;*
B. *Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;*
C. *Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;*
D. *Control filling, grading, dredging and other development which may increase erosion or flood damages;*
E. *Regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands; and*
F. *Qualify and maintain for participation in the National Flood Insurance Program.*

Objectives:

A. *To protect human life and health;*
B. *To minimize expenditure of public money for costly flood control projects;*
C. *To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;*
D. *To minimize prolonged business interruptions;*
E. *To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, sewer lines, streets and bridges located in areas of special flood hazard;*
F. *To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;*
G. *To provide that developers are notified that property is in an area of special flood hazard; and*
H. *To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.*

Any construction and other development proposed in a special flood hazard area in the Village requires a floodplain development permit in order to protect "*citizens from increased flood hazards and ensuring that new development is constructed in a manner that minimizes its exposure to flooding*". Any applicant proposing development within the floodplain must comply with the application procedures for floodplain development permits as provided in §77-13 of the Village Code. Additionally, all new development must adhere to the construction standards provided in §77-15 through §77-22 of the Village Code.

A Sea, Lake and Overland Surge from Hurricanes (SLOSH) map was prepared to determine the areas of the Village that are susceptible to storm surges from various hurricane category levels. In a Category 1 hurricane, winds range from 74 to 95 mph (which is increased to between 96 mph and 110 mph or 111 mph

to 129 mph for a Category 2 and 3 hurricanes respectively). As depicted in **Figure 7**, the shoreline of the Village is impacted by a Category 1 hurricane storm surge however, most of the Village would be susceptible to storm surge for a Category 2 hurricane and the entire Village susceptible for a Category 3 hurricane.

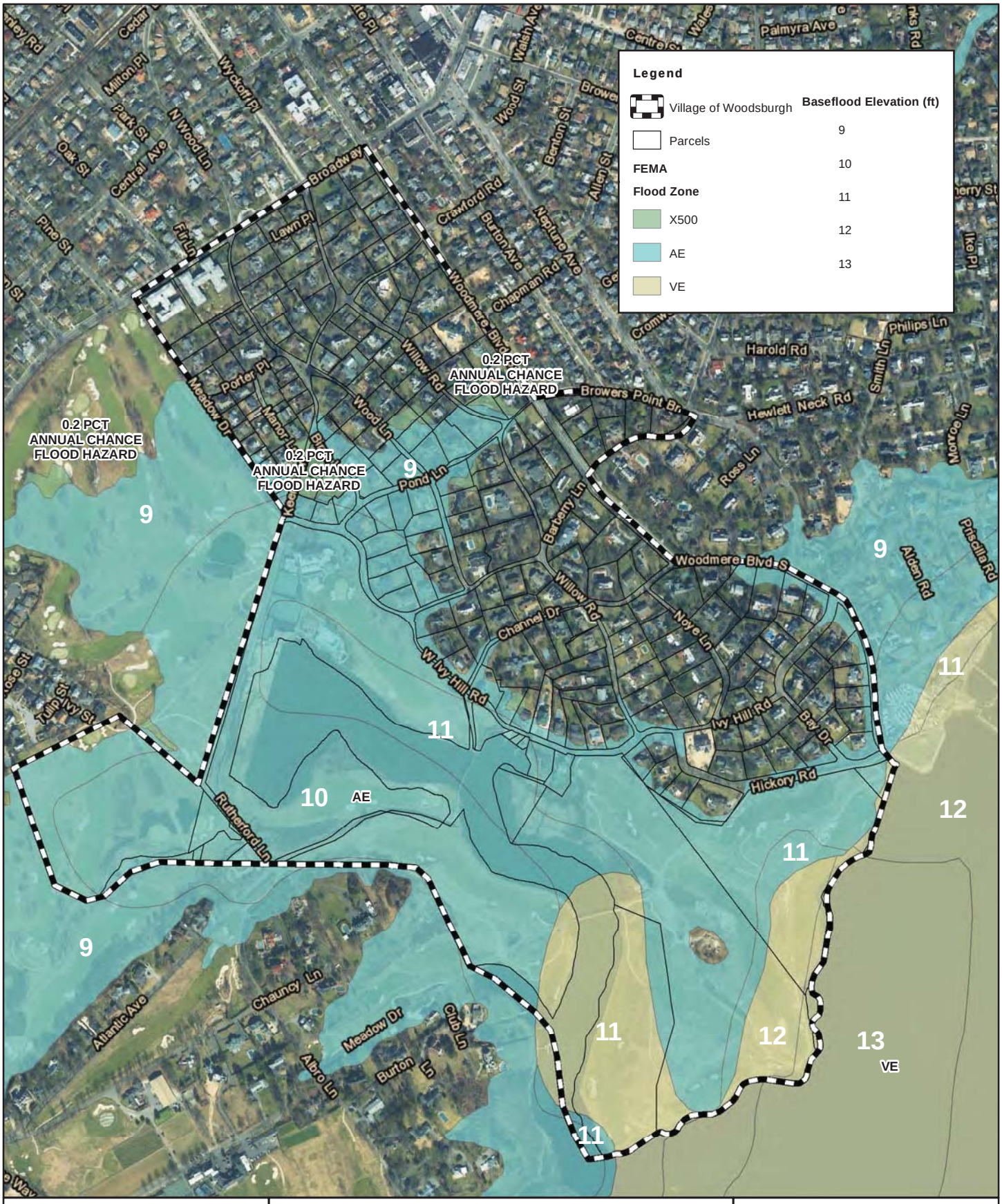

FIGURE 6
FEMA FLOODPLAINS

Source: NYS GIS Orthoimagery 2016, FEMA, ESRI World Transportation
Scale: 1 inch = 700 feet

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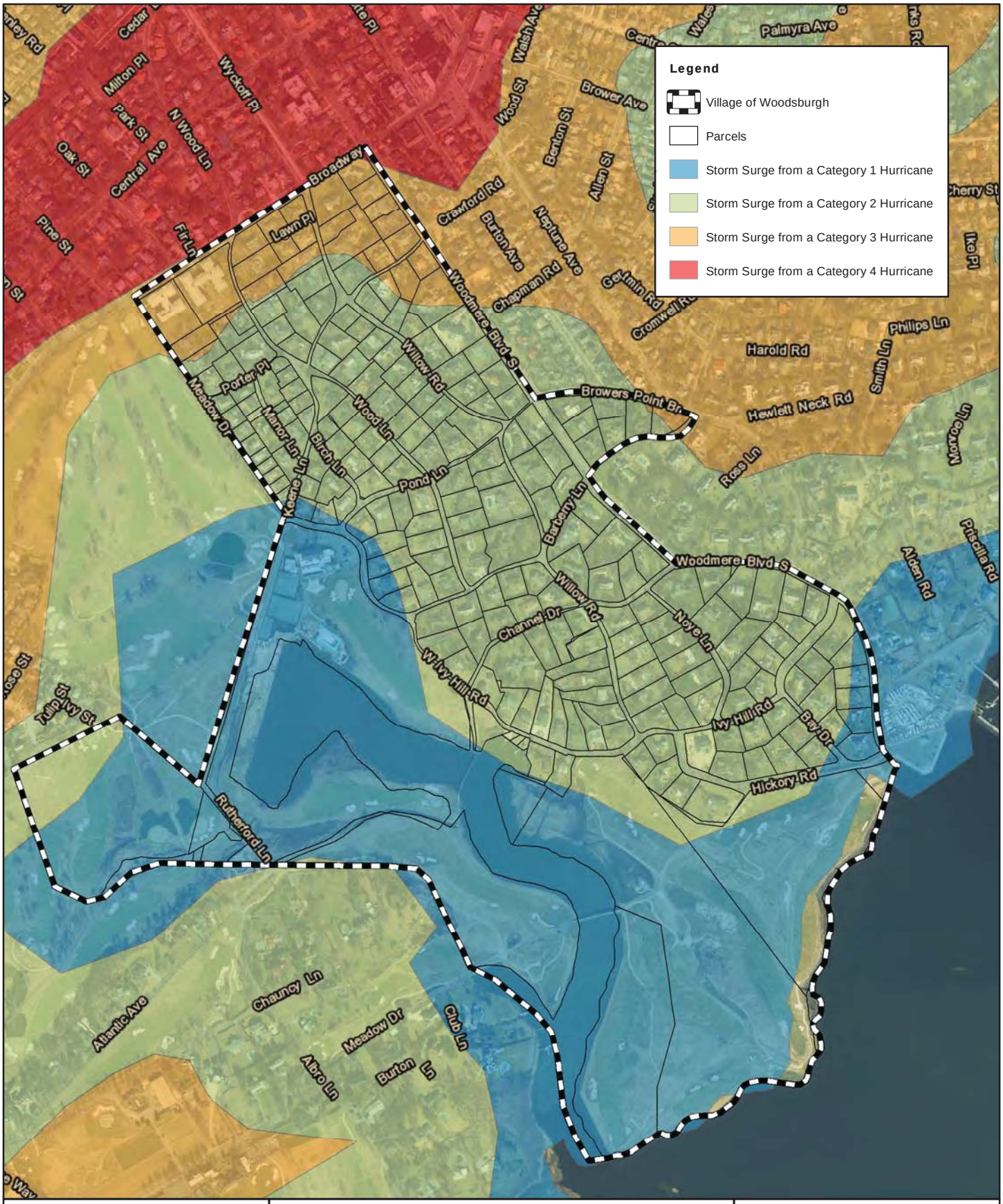

FIGURE 7
SEA, LAKE AND OVERLAND SURGE FROM HURRICANES (SLOSH) MAP

Source: Nassau County GIS, SLOSH, ESRI World Transportation, NYS Orthoimagery Program 2016
Scale: 1 inch = 700 feet

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Storm surges from hurricane events cause significant flooding in low-lying coastal regions. In 2012, Superstorm Sandy caused major damage to the south shore of Long Island from heavy rains, strong winds and record storm surges. The Village of Woodsburgh was one of many areas along the south shore that was impacted by the storm as a result of low elevations and coastline locations. The Rockaway Club property within the Village, most of the Woodmere Club, including areas outside of the Village, as well as portions of the neighborhoods north of these properties were inundated from Superstorm Sandy.

According to the public survey, a number of homes and areas were flooded during following Superstorm Sandy. Commenters were asked to help identify locations in the Village that experienced the most significant amounts of flooding. According to the public survey, the most flooded areas included:

- Woodmere Boulevard South (60.6%)
- Ivy Hill Road (60.6%)
- Meadow Drive (37.4%)
- Keene Lane (31.3%)
- Hickory Road (29.3%)
- Bay Drive (22.2%)
- Rutherford Lane (14.1%)
- Other responses:
    - Railroad Avenue
    - Wood Lane
    - Pond Lane
    - Willow Road
    - Manor Lane
    - Area by the Woodmere Dock

Many of the residents that lived in the area during Superstorm Sandy reported at the public open house that much of the Village was flooded, resulting in boats traveling from the Marina and up Woodmere Boulevard to Ivy Hill Lane where they ended up on residents' lawns and damaged many homes. It was noted during the public open house that one property along Ivy Hill Road collected approximately five feet of water inside the home after Superstorm Sandy, which took approximately two years to rebuild. Additionally, the basement of the main clubhouse building was reported to have contained multiple feet of water inside after Superstorm Sandy. One resident sent a member of the consultant staff several photographs of the aftermath of Superstorm Sandy for use in this Vision Plan, which are included below.

Thank you to the residents of Woodsburgh for providing these photographs at the public open house.

Sea level rise is also an issue of concern for the Village of Woodsburgh and surrounding areas due to its low elevation and location along the coastline. As sea levels continue to rise, these areas will become increasingly vulnerable to impacts associated with flooding from storm surges and weather events. These factors present major concerns for future development within the Village's coastal areas. In general, sea level rise presents a risk to people, resources and the economy.

In response to climate change and sea level rise, the New York State Energy Research and Development Authority (NYSERDA) prepared sea level rise projections known as ClimAID in 2011 and supplemental projections in 2014 along New York's coastlines and estuaries. These projections evaluate the risks to New York State communities and individuals in order to plan for resiliency and adaption in the future. The New York State ClimAID study includes consideration of the possibility of rapid melt of land-based ice on Antarctica and Greenland. Recently published research confirms[9] that the rapid melting of land-based ice is occurring and could result in high rates of sea-level rise, especially if greenhouse gas emissions remain persistent. The adopted regulation includes a "definition" of high projections of approximately six feet of sea-level rise by 2100, which is considered to be the best available information at this time for New York State and is utilized by the NYSDEC pursuant to 6 NYCRR Part 490 of the Environmental Conservation Law. The chart below presents the ClimAid model projections downscaled to Long Island:

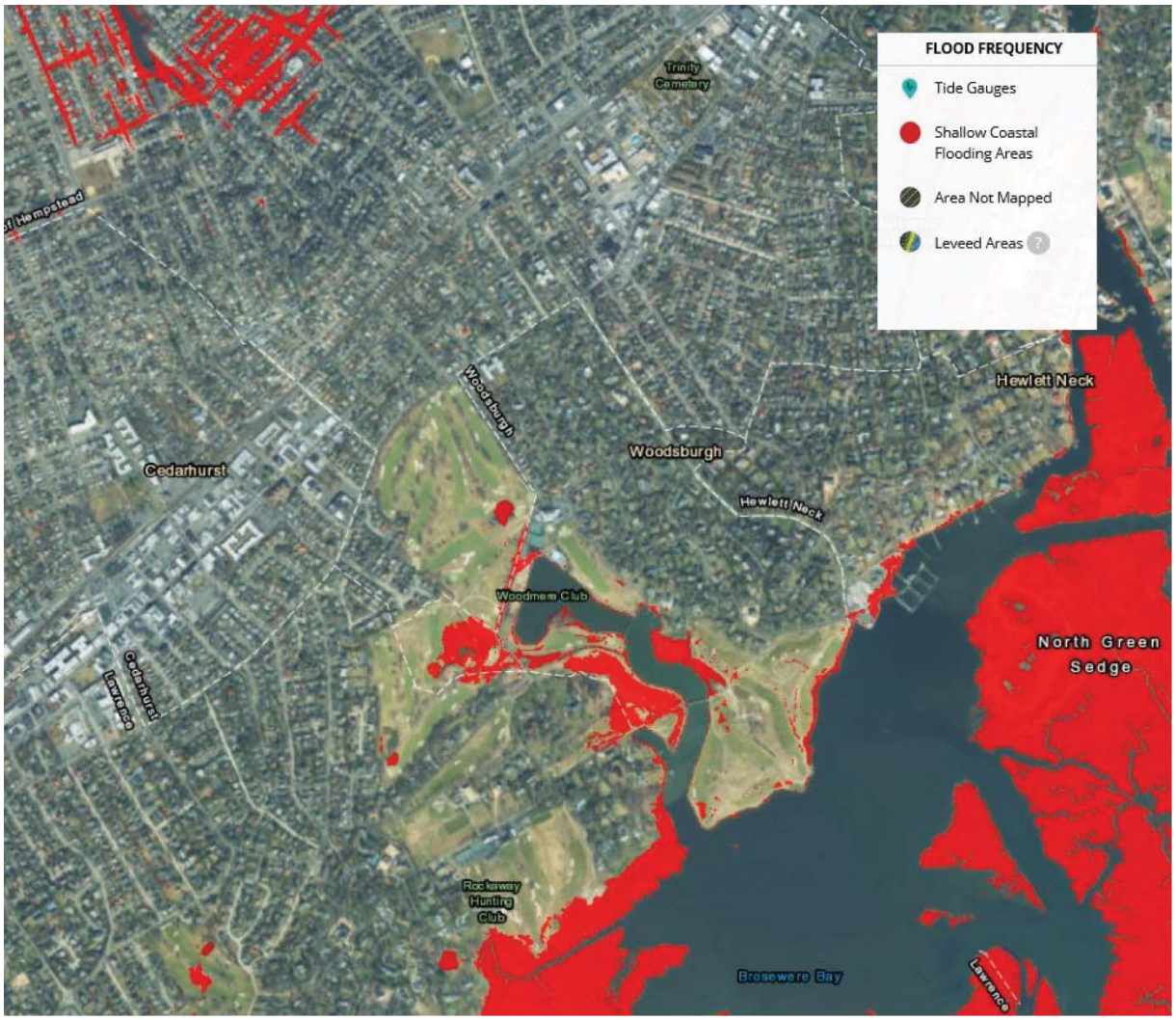
Time Interval	Low Projection	Low-Medium Projection	Medium Projection	High-Medium Projection	High Projection
2020s	2 inches	4 inches	6 inches	8 inches	10 inches
2050s	8 inches	11 inches	16 inches	21 inches	30 inches
2080s	13 inches	18 inches	29 inches	39 inches	58 inches
2100	15 inches	21 inches	34 inches	47 inches	72 inches

Similarly, in 2012, the National Oceanic and Atmospheric Administration (NOAA) scientists conducted a review of the research on global sea level rise projections at the request of the U.S. Climate Change Science Program.[10] NOAA scientists concluded that that there is very high confidence (greater than 90 percent chance) that global mean sea level will rise at least 8 inches (0.2 meter) but no more than 6.6 feet (2.0 meters) by 2100.

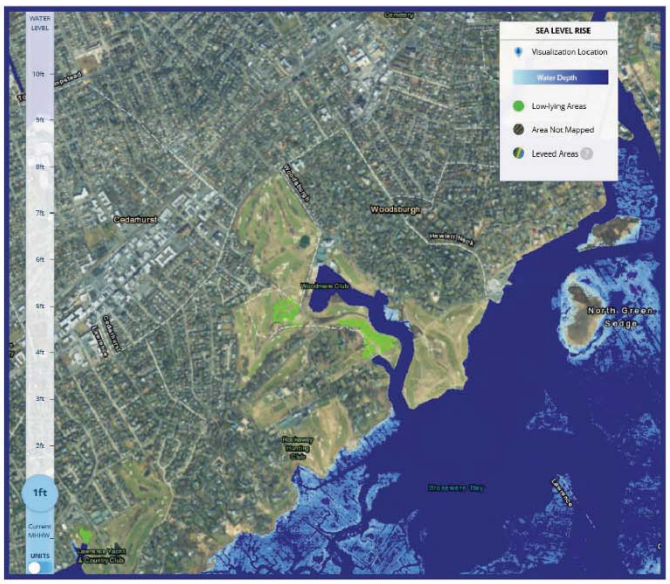
NOAA's Office for Coastal Management developed a web mapping tool to illustrate areas impacted by sea level rise.[11] This tool, known as the Sea Level Rise Viewer, helps visualize community level impacts from coastal flooding or sea level rise (up to 10 feet above average high tides) and provides data for all coastal states and territories except for Alaska. The Sea Level Rise Viewer also depicts areas of high tide flooding,

[9] https://www.dec.ny.gov/press/109195.html
[10] https://www.climate.gov/news-features/understanding-climate/climate-change-global-sea-level
[11] https://coast.noaa.gov/digitalcoast/tools/slr.html

often called "recurrent or nuisance flooding" according to the web mapping tool. The image below depicts high tide flooding in the Village.

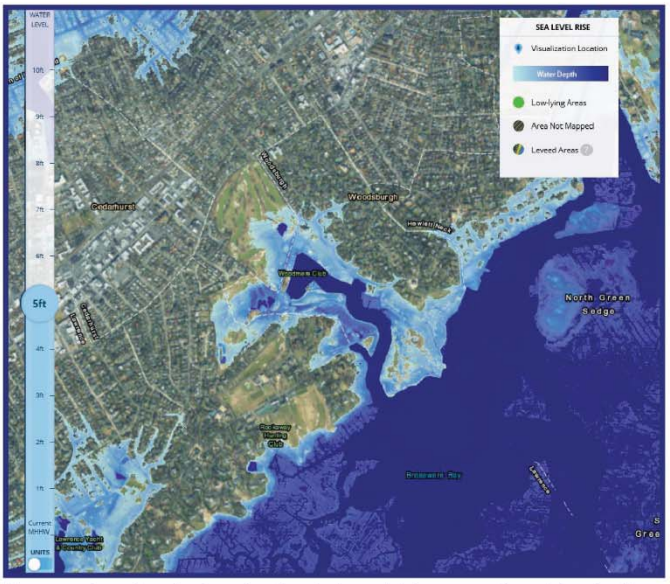


The images below portray sea level rise inundation from a 1-foot sea level rise to a 6-foot sea level rise in the Village of Woodsburgh, according to NOAA's Sea Level Rise Viewer.

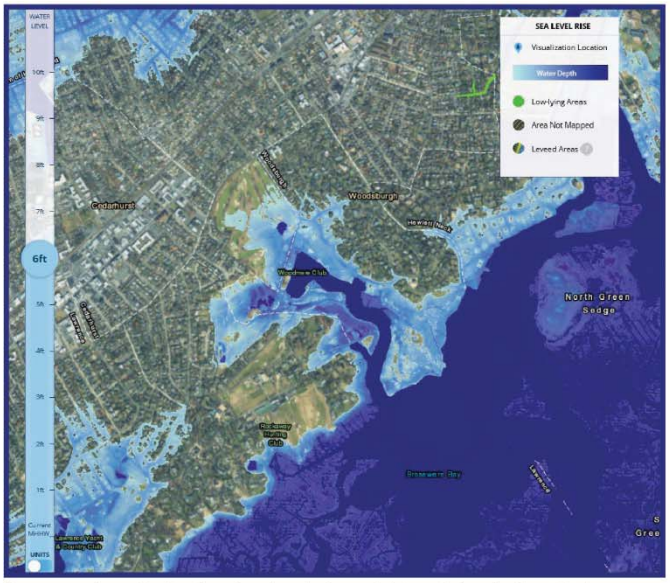


Represents a one-foot water level rise, which generally relates to the high projection of 10 inches for the 2020s and the low-medium to medium projections of 11 inches to 16 inches in the 2050s as depicted in the ClimAid model projections.

Represents a three-foot water level rise, which generally relates to the high projection of 30 inches for the 2050s and the medium to high-medium projections of 29 inches to 39 inches in the 2080s as depicted in the ClimAid model projections.



Represents a five-foot water level rise, which generally relates to the high projection of 58 inches for the 2080s and the medium to high-medium projections of 34 inches to 47 inches in the 2100s as depicted in the ClimAid model projections.



Represents a six-foot water level rise, which relates to the high projection of 72 inches for the 2100s as depicted in the ClimAid model projections.

As sea level is anticipated to rise by approximately 6 feet by 2100, the Village must implement coastal resiliency measures to adapt to these changing conditions. This is particularly important in the lowest lying areas of the Village.

Groundwater

The Village of Woodsburgh is located over the Long Island aquifer system that occurs beneath the entirety of the island (Nassau, Suffolk, Queens, and Kings counties) and is within a sole source aquifer meaning that all drinking water is obtained from groundwater. Three major aquifers make up the designated SSA and are listed from top to bottom: The Upper Glacial aquifer, the Magothy aquifer and the Lloyd aquifer. The Upper Glacial aquifer has been impacted by organic and nitrate pollution. The Magothy aquifer is utilized for the majority of water needs in Nassau County and is less impacted by pollution. At the deepest part of the system lies that Lloyd aquifer which is the least impacted but difficult to access due to the presence of a clay lens (the Raritan Clay layer) above it. The clay also limits and slows the amount of recharge in this system.

A large portion of the Village contains areas with high groundwater elevation resulting in flooding and drainage issues throughout the Village. **Figure 8** indicates that the depth to groundwater within the Village is very shallow in many areas which provides a limitation for construction and the installation of effective drainage management systems.

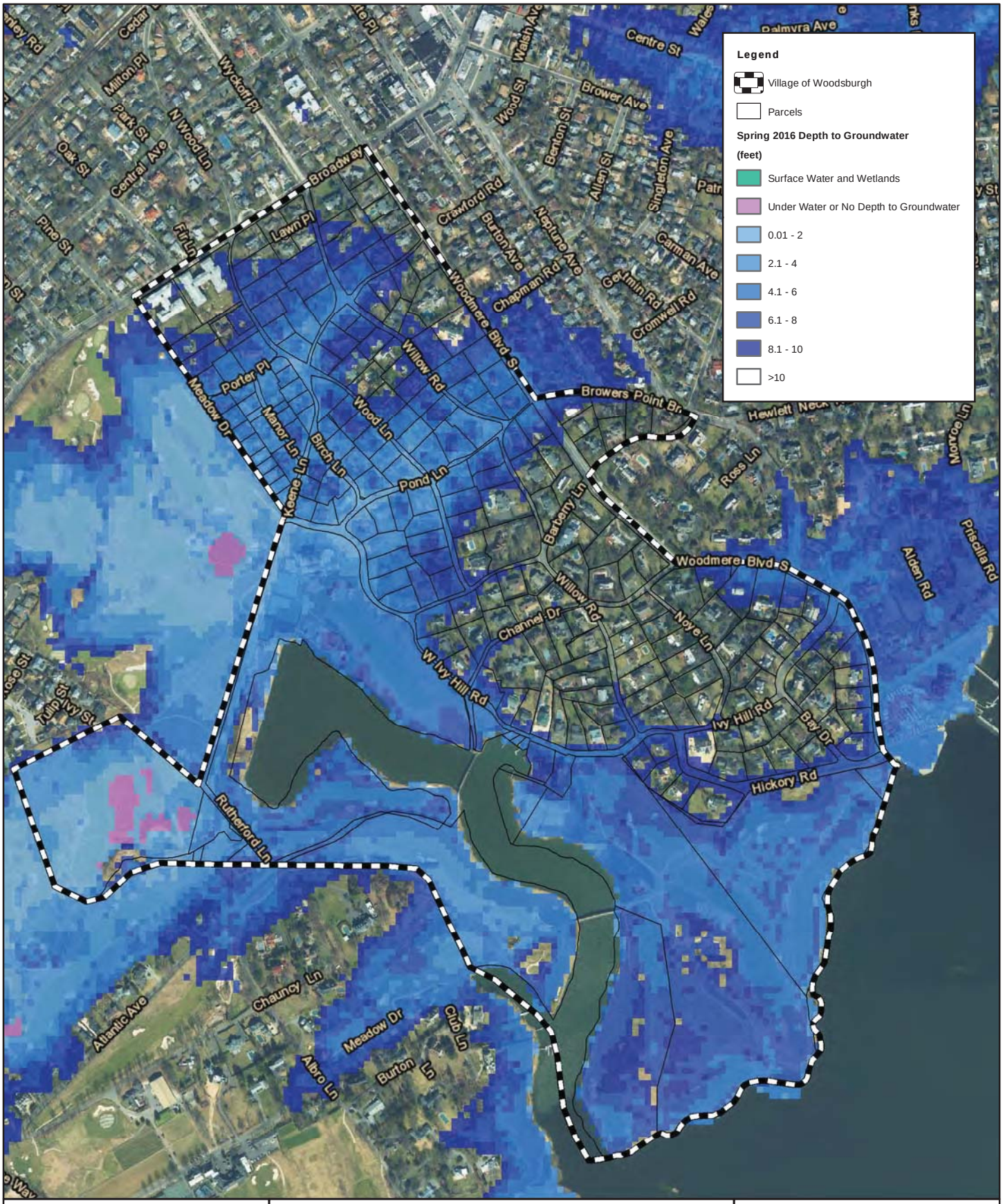


FIGURE 8
DEPTH TO GROUNDWATER

Source: USGS SIM Map 3398 April-March 2016 data, NYS Orthoimagery Program 2016
Scale: 1 inch = 700 feet

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4. Wetlands

Wetlands are some of the most productive ecosystems, and provide nesting, spawning, and breeding habitat for a diverse variety of wildlife and plants. They also perform vital ecosystem services, such as water filtration and storage, which can assist in reducing flood impacts and improve water quality by absorbing pollutants and reducing turbidity. Additionally, wetlands provide groundwater recharge; assist in maintaining base flow in streams and rivers and support ponds and lakes. They also provide opportunities for recreation, education and research, and provide natural open space.

The NYSDEC regulates activities that occur within or adjacent to freshwater and tidal wetlands. The U.S. Army Corps of Engineers (USACOE) regulates activities that occur only directly within freshwater and tidal wetlands.

There are no mapped state-regulated freshwater wetlands within the boundaries of the Village. The United States Fish and Wildlife Service (USFWS) publishes a series of National Wetland Inventory (NWI) maps that illustrate the location of smaller wetland systems - these wetlands are typically regulated by the ACOE. The artificial ponds located on the golf course are regulated by the ACOE and represent potential waters of the United States (see **Figure 9**). Any activities that occur directly within these water bodies would require consultation with the USACOE.

The waters and marsh areas along the coastline of the Village, including Woodmere Channel, constitute tidal wetlands regulated by both the NYSDEC and ACOE (see **Figure 3** in the **NATURAL RESOURCES** section above). Wetlands are categorized by the types of vegetation present. The regulations identify classifications of uses, procedures for conducting activities in wetlands and requirements for conducting activities in wetlands. The NYSDEC regulates activities within the wetland itself, and, generally, a 300-foot adjacent area immediately surrounding a wetland. Regulated activities which require a permit from the NYSDEC include, but are not limited to: construction of buildings, roadways, septic systems, bulkheads, dikes, or dams; placement of fill, excavation, or grading; modification, expansion, or extensive restoration of existing structures; drainage, except for agriculture; and application of pesticides in wetlands.

As defined by the ACOE and U.S. Environmental Protection Agency, wetlands are "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs, and similar areas. The ACOE determines wetlands based on vegetation, soils and hydrology, and regulates activities within the wetland and does not regulate activities within any adjacent area.

FIGURE 9
NATIONAL WETLANDS INVENTORY

Source: Nassau County GIS, NWI, ESRI World Transportation, NYS Orthoimagery Program 2016
Scale: 1 inch = 700 feet

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5. Ecology

The Village of Woodsburgh is almost entirely built out, with the golf courses being the only area considered as open space. As such, the terrestrial flora and fauna are those species that are best adapted for the developed suburban environment. Vegetation is mainly comprised of landscaping and manicured lawn areas within residential properties and the golf course properties. Frontier species and invasive species would be expected in relative abundance due to their opportunistic niches and tolerance of poor environmental conditions. A site inspection of the Village conducted on May 7, 2019 indicated a prevalence of Common Reed (Phragmites australis) and Mugwort (Artemisia vulgaris) within right-of-ways and other Village owned areas. These species are considered non-native and highly invasive.

While the golf course areas are considered open space, their ecological value is lessened by the presence of the turf grasses associated with the fairways, greens and roughs. Vegetation between these areas is sparse and provides little cover; as such, most fauna utilizing this area likely do so in a transient manner. Diminished breeding habitats may be present for some species of typical passerine birds and small mammals tolerant of human activity (e.g., Robins, Wrens, Mice).

In contrast to the terrestrial landscape, the tidal waters of West Hempstead Bay and associated islands offer an undeveloped, open ecosystem that is of significant conservation concern. According to the Significant Habitats and Habitat Complexes of the New York Bight Watershed, this area, in conjunction with the Middle and East Hempstead Bays and South Oyster Bay, is identified as the Hempstead Bays – South Oyster Bay Complex, and is an area of particular ecological importance due to the presence of multiple species of nesting shorebirds of various state and federal protected levels. Sea turtle habitats are also present, which likely occur on an infrequent manner. Additionally, the Northern Diamondback Terrapin (Malaclemys t. terrapin) is known to nest within the Hempstead Bays – South Oyster Bay Complex and sightings have been reported in the area by residents of the Village.

The majority of the shoreline within the Village, including Woodmere Channel, is hardened. With respect to the immediate vicinity of the Village, the hardened shorelines severely limit the presence of marine organisms within Village boundaries. Depositional forces and accretion have left a narrow strip of intertidal marsh on the seaward side of the bulkhead bordering the southwestern portion of the Rockaway Hunting Club. This strip is fronted by an area of coastal shoals, bars, and mudflats (SM) wetlands. During the May 7, 2019 site inspection, Saltmarsh Cordgrass (Spartina alterniflora) was observed seaward of the bulkheaded border of the golf course. In addition, several Brant (Branta bernicla), a species of small, migratory goose, were observed within the proximate waters. In addition, a small high marsh area is present within the middle portions of Woodmere Channel. Although limited, these areas represent the most ecologically viable areas within the boundary of the Village. The high marsh area is approximately two acres and may include potential habitat and nesting areas for certain protected shorebird species.

According to the NYSDEC, High Marsh is defined as: "The normal upper most tidal wetland zone usually dominated by salt meadow grass, Spartina patens; and spike grass, Distichlis spicata. This zone is periodically flooded by spring and storm tides and is often vegetated by low vigor Spartina alterniflora and Seaside lavender, Limonium carolinianum". Additional information about High Marsh is defined by the habitat classification system developed by the NYSDEC (Edinger et al., 2013):

> *"Characteristic birds at varying abundance that breed in or near salt marshes include marsh wren (Cistothorus palustris), saltmarsh sharp-tailed sparrow (Ammodramus caudactus), red-winged blackbird (Agelaius phoeniceus), black-crowned night heron (Nycticorax nycticorax), Canada goose (Branta canadensis), American black duck (Anas rubripes) clapper rail (Rallus longirostris), and willet (Catoptrophorus semipalmatus) (Niedowski 2000). Many more birds*

> *depend on salt marshes for food, such as green heron (Butorides striatus), great egret (Casmerodius albus), snowy egret (Egretta thula), glossy ibis (Plegadis falcinellus), tree swallow (Tachycineta bicolor), and terns (Sterna spp.) (Niedowski 2000)".*

Although, relatively small, especially as compared to the marshy islands of Hempstead Bay, this patch of High Marsh is well sheltered due to its location at the mid-point of Woodmere Channel. Thus, this area represents potential habitat for a small population of multiple species. Potential future development should include consideration for preservation and restoration of these areas.

West Hempstead Bay, located adjacent to the south of the Village, is part of the West Hempstead Bay/Jones Beach West Important Bird Area. The National Audubon Society notes:

> *"An Important Bird Area (IBA) is a site providing essential habitat to one or more species of breeding or non-breeding birds. The sites vary in size, but are usually discrete and distinguishable in character, habitat, or ornithological importance from surrounding areas… In general, an IBA should exist as an actual or potential protected area, with or without buffer zones, or should have the potential to be managed in some way for birds and general nature conservation".*

The West Hempstead Bay/Jones Beach West IBA consists of barrier islands on the south shore of Long Island and islands and marshes on the bay side. Sandy beach and dune systems, natural salt marshes and spoil islands are included. According to the National Audubon Society, large numbers of waterfowl utilize this area in winter. Specifically, during the 1990 Christmas Bird Count (an annual one-day event), 25,000 Brant (Branta bernicla) and 10,000 American Black Ducks (Anas rubripes) were documented in this area. The area functions as a significant breeding habitat for multiple shore species of bird, including the state endangered Piping Plover (Charadrius melodus) and state threatened Common Tern (Sterna hirundo). The area also functions as a feeding area for migratory shorebirds. It should be noted that Woodmere Channel is not considered part of the West Hempstead Bay/Jones Beach West IBA but is contiguous to it and should be considered as an area to be protected.

When asked to rate the importance of the Village's ecology, the responses from community members and residents in the public survey were as follows:

- Extremely important (70%)
- Very Important (16.4%)
- Somewhat important (7.3%)
- Not so important (3.6%)
- Not at all important (2.7%)

During the public open house, residents notes several different species in the Village which may be a result of the relatively lower density of development within Woodsburgh in comparison to its neighboring villages, and the significant expanses of open space within the two golf courses situated in the Village. The golf courses abut the waterfront, which has allowed for some critical coastal habitats to be retained. As a portion of Woodsburgh has been developed with residential uses and golf courses for a considerable length of time, the wildlife species present have had time to adapt and have found a niche. As would be expected, residents remarked on a large variety of backyard wildlife, particularly Passerine (songbird) species and Rabbits. Additional species reportedly observed include Raccoons (Procyon lotor), Opossums (Didelphis virginiana) and various Passerine species including Northern Cardinals (Cardinalis cardinalis), Blue Jays (Cyanocitta cristata) and finches. It is important to note that these species are particularly easy to observe due to their habitat and/or diurnal behavior. Within the upland areas of the Village, several species of note

were reported by at least one individual. These species include Peregrine Falcon (Falco peregrinus), Osprey (Pandion haliaetus), and Yellow-crowned Night Heron (Nyctanassa violacea). Several individuals also noted hearing a "ghostly" call at night – likely Eastern Screech Owls (Megascops asio).

Several commenters at the public open house noted Diamondback Terrapins (Malaclemys terrapin) throughout the waters. Two observers also noted the species on land. It is important to note that this species only utilizes the land to nest; therefore, it is reasonable to acknowledge that Diamondback Terrapins are at least attempting to reproduce in the area. Diamondback Terrapins are not identified as an endangered or threatened species in New York State and until recently were considered a game species with an open season. On May 1, 2018 commercial harvest was completely eliminated in New York State. Although the species receives no additional protections from the state, it is considered a vulnerable species, with several other states currently listing the species as endangered, threatened, or a species of special concern. Many individuals also noted Osprey flying overhead, especially near the golf courses.

One individual noted a variety of fish and crustaceans in Woodmere Channel including Bluefish (Pomatomus saltatrix), Blue Claw Crabs (Callinectes sapidus), Black Sea Bass (Centropristis striata), Flounder (Pseudopleuronectes americanus), and Bunker (Brevoortia tyrannus).

Some responders had pointed out that one of the golf courses ponds, though located within the neighboring Village of Lawrence, contains turtles, herons, and hawks. This pond appears to be a more active pond as compared to the three located within the Village of Woodsburgh. One hypothesis is that the active pond is located further from Woodmere Channel and is thus exposed to less salt spray. Changes in salinity of these ponds likely translates to high transience of semi-aquatic and aquatic animals within these systems, as evidenced by one observation of a frog/toad (likely a Green Frog (Rana clamitans), Bullfrog (Rana catesbeiana) or Fowler's Toad (Anaxyrus fowleri)) within the northeastern area of the Village.

The wildlife observed and noted within the Village can be divided into two categories: species that are well adapted to suburban environments and/or species that have at least some dependence on estuarine/marine ecosystems.

Significant Species

On March 1, 2019, the NYSDEC Natural Heritage Program was consulted to determine whether rare, threatened, endangered, or species of special concern are present in or in close proximity to the Village. In a response dated March 25, 2019, the NYSDEC listed the following species:

- Common Tern (Sterna hirundo) – NYS threatened species, confirmed as breeding within 0.4 mile of the village boundary;
- Yellow-crowned Night Heron (Nyctanassa violacea) – NYS rare species, documented within 0.25 mile east of the village boundary.
- Forster's Tern (Sterna forsteri) – NYS rare species, documented with 0.25 mile east and 0.4 mile south of the village boundary.

- Little Blue Heron (Egretta caerulea) – NYS rare species, documented within 0.25 mile east of the village boundary.
- Gull-billed Tern (Gelohelidon nilotica) – NYS rare species, documented within 0.4 mile south of the village boundary.

In addition, the NYSDEC has indicated that high-quality occurrences of low salt marsh, high salt marsh, and salt panne ecological communities proximate to the Village; each of these habitats is associated with West Hempstead Bay. An Osprey (Pandion haliaetus) was observed within the Village during the May 7, 2019 inspection (see **Figure 10**). Same is considered a species of "special concern" by the NYSDEC. Special concern species are native species which are not recognized as endangered or threatened, but for which there is documented concern about their welfare in New York State as a whole. Unlike threatened or endangered species, species of special concern receive no additional legal protection under Environmental Conservation Law Section 11- 0535. Given its coastal location, the Village of Woodsburgh represents an area that could readily be fitted with infrastructure (e.g., nesting platforms) to encourage the breeding and proliferation of Osprey.

Terrestrial mammals and herpetofauna would be limited to those species best adapted to suburban landscapes, including Eastern Gray Squirrel (Sciurus carolinensis), Raccoon (Procyon lotor) and Garter Snake (Thamnophis sirtalis). Herpetofauna would be especially limited due to the proximity of marine waters, which are not tolerated by the majority of regional species.

There are no NYSDEC designated critical environmental areas in the Village. For most sites, comprehensive field surveys have not been conducted; the NYSDEC report only includes records from its databases. The agency cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of any proposed project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

Probably the most interesting zoological assessment of the Village comes from the relative abundance of Yellow-crowned Night Herons nesting in the part of the Village farthest from the water, as noted by several participants in the public open house. According to the NYS Natural Heritage Program (NYNHP), this species is imperiled in New York and very vulnerable to disappearing from New York due to rarity or other factors. It is likely that Woodmere Channel hosts an array of crustaceans, the primary food for Night Herons. This species; however, typically nests in trees. According to the NYNHP, Yellow-crowned Night Herons can be found in marshes, swamps, lakes, lagoons, and mangrove swamps, depending on geographical location. In New York, Yellow-crowned Night Herons nest and feed in low, coastal shrubland, dredge spoil, on salt marsh islands, and in woodlands near swamps, rivers, and harbors in the Long Island Bays. They will also nest in wooded neighborhoods that are near water and food sources and are known to inhabit the Hempstead bay islands. As the two golf courses make up the majority of the shoreline, the presence of trees at the water is limited. Rather than nest elsewhere, multiple individuals of the Yellow-crowned Night Heron population have likely nested farther inland in order to still utilize Woodmere Channel as a food source. As compared to other heron species, these species are relatively tolerant of human activities and have also likely utilized these suburban areas as heterospecifics will not.

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FIGURE 10
ECOLOGICAL RESOURCES MAP

Source: Nassau County GIS, NPV Ecology data based on a May 7, 2019 field inspection
Scale: 1 inch = 700 feet

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Audubon Cooperative Sanctuary Program for Golf Courses

Since 1991, the Audubon Cooperative Sanctuary for Golf Courses is an environmental education and certification program that has helped golf properties incorporate environmental protection into golf course operations. This program enhances natural areas and wildlife habitats that golf courses provide, minimizes potential detrimental impacts from golf course operations and improves efficiency at participating properties. Audubon International has established Environmental Management Practices that are generally relevant to all golf course and are the basis for the Audubon Cooperative Sanctuary for Golf Courses program certification guidelines. The six key environmental components of the program and associated description[12] include:

- *Environmental Planning – Evaluation and planning helps course managers to balance the demands of golf with their responsibility to the natural environment. An initial site assessment and environmental plan, followed by yearly review and goal setting, helps golf course superintendents and others to responsibly care for the land, water, wildlife, and natural resources upon which the course is sustained.*
- *Wildlife and Habitat Management – Implementing environmental management practices enhances existing natural habitats and landscaping on the golf course to promote wildlife and biodiversity conservation. The great variation in golf course location, size, and layout, as well as special wildlife species and habitat considerations, must be accounted for when planning and implementing appropriate practices.*
- *Chemical Use Reduction and Safety – Golf courses must employ best management practices and integrated pest management techniques to ensure safe storage, application, and handling of chemicals and reduce actual and potential environmental contamination associated with chemical use.*
- *Water Conservation – Water conservation on the golf course involves maintaining irrigation equipment to maximize efficiency and minimize waste, as well as employing water conserving irrigation practices.*
- *Water Quality Management – The use of best management practices helps golf courses to protect the health and integrity of water resources. Water quality monitoring provides a valuable tool for evaluating whether management practices are working.*
- *Outreach and Education – Golfer support for the environmental management program is essential to its longterm success. A variety of education and outreach activities assist golf course maintenance staff in communicating with patrons and community members and invite participation where appropriate. The ACSP for Golf Courses requires that golf courses form a Resource Advisory Group to help plan and implement environmental projects and educational efforts. Representatives from the golf course, as well as the local community, often participate to offer advice or volunteer assistance.*

[12] https://audubonintenational.org/wp-content/uploads/2019/02/G_E-Environmental-Management-Guidelines-for-Golf.pdf

In order to become a Certified Audubon Cooperative Sanctuary, a golf course must join the program, create a customized environmental management plan incorporating each of the six key environmental components, document the results and performance of the environmental management plan and host a site visit with Audubon International staff members. Any participating golf course property must become recertified every three years to maintain the Certified Sanctuary designation.

As the golf course properties within the Village are privately owned and it may not be feasible for these courses to become certified, certain Audubon Cooperative Sanctuary practices can be adopted at these properties to ensure environmentally responsible maintenance practices are incorporated into day-to-day golf course operations.

C. LAND USE AND ZONING

The land use pattern in the Village of Woodsburgh has evolved as a result of a variety of factors that relate to history, environment, and transportation infrastructure. In the early 1800s, the Village was only known as farmland in the Rockaways. Samuel Wood, a wealthy entrepreneur began to acquire Rockaway farmland in 1868 in the area that is now Woodsburgh to fulfill his dream of improving the community of his childhood. By the late 1800s, the railroad was completed, and New York's upper class sought out areas east of the City for relaxation and outdoor recreation. Mansions were established along the south shore to house the elite during the summer months. The influx of affluent second homeowners supported the development of social organizations and the Rockaway Hunt Club (now the Rockaway Hunting Club), which was established in 1878 and became the center of social activity in the Rockaways. Two years before Woodsburgh became an incorporated Village in Nassau County in 1912, the Woodmere Club was established. As a result of the 1929 stock market crash and the Great Depression, many homeowners were forced to sell their properties and estates in Woodsburgh. However, both golf courses remained as recreational open space during this time. Following World War II, land speculators demolished the mansions and constructed several single-family houses in their place. Seventy-five percent of the homes in Woodsburgh today were built after 1939, which is apparent from the variety of architectural styles throughout the Village.

Development patterns have remained the same since and the Village's growth, to some extent, is constrained by tidal waters and floodplains to the south. Portions of both the Woodmere Country Club and Rockaway Hunting Club also further limit new development in the Village. As a result of the golf course properties and densely developed residential communities in the Village, the ability to accommodate certain types of development is constrained. Ultimately, the Village has enacted land use regulations that are intended to guide development based on the various factors identified above. This section evaluates the Village's existing land use pattern, and the land use regulations intended to guide this pattern. Also discussed are the land use policy documents of other agencies which influence land use in the Village.

1. Comprehensive Planning

To date, a comprehensive planning document has not been prepared for the Village of Woodsburgh. Therefore, all Comprehensive Planning documents discussed below are County planning documents that have helped guide development in the Village of Woodsburgh over the last 20 years. The current overall Nassau County Comprehensive Plan was prepared in 1998 and there have been several updates to this plan since that time, including a 2003 Inventory update, a 2008 Trends Analysis update and a 2010 Draft Master Plan. Since the 2003 and 2008 Master Plan updates are revised inventory documents, and the 2010 Draft Master Plan has not been finalized or approved and remains in draft form, the 1999 Master Plan is the official comprehensive planning document that guides growth and development in Nassau County. However, the relevant recommendations provided in all of the County's planning documents are presented below.

1998 Nassau County Master Plan

The Nassau County Planning Commission prepared and adopted a Comprehensive Plan in 1998 in accordance with the Amendments to the County Charter. These amendments also directed the Planning Commission to update their Comprehensive Plan every five years. The 1999 Master Plan was designed to guide development which is protective of Nassau County's natural resource and open space areas, provides a vision for current and long-range growth, and to maintain and enhance the quality of life. The 1999 Master Plan provides the following relevant goals, recommendations and implementation strategies that were considered during the preparation of this 2019 Vision Plan for the Village of Woodsburgh (where text is **bold**, emphasis was added).

The Nassau County Comprehensive Plan is a visionary policy document which focuses on the current and long-range protection, enhancement, growth and development of Nassau County. Overall, the Comprehensive Plan contains 22 Goals; 107 Policy Recommendations; and 332 Implementation Strategies relevant to the subject matters of: interagency planning and coordination, land use, environmental resources, transportation, housing, the economy, culture and recreation, and community facilities and services. The policy recommendations and implementation strategies identify important issues, studies and programs, and initiatives which can be undertaken by a variety of entities (County departments and agencies, municipalities, local committees and organizations, private sector and non-profit organizations, as well as State, Federal and regional agencies).

Interagency Planning and Coordination

Goal: Facilitate and encourage inter-municipal, interagency, and regional efforts which result in the efficient provision of services, implementation of projects, and better communication between organizations.

- *Policy Recommendation: Foster greater communication between Nassau County Departments and municipalities to provide better coordination, improve understanding, and maximize the efficient use of resources.*
    - *Implementation Strategies:*
        - *The County, municipalities, State and regional agencies should come to agreement on a common methodology to be used to collect and record data on existing land use and environmental conditions, future plans, area-wide projects, demography, and similar matters.*

Land Use

Open space contributes to the environmental, social, recreational, and economic vitality of the County. Environmentally, open space provides groundwater protection; wetland, surface and marine habitats for various plants and animal species; and natural buffers between developed areas. Open space also provides opportunities for outdoor recreation and educational activities, social gatherings, and relief from the tensions of everyday life.

Parks, golf courses, waterfronts and beaches can help attract tourists and maintain economic investment in the community. In addition, open space can cost less to service than residential, commercial and industrial uses.

Goal: Promote a balanced pattern of land use that encourages the concentration of future development in established areas with adequate infrastructure and facilities, so as to make efficient utilization of the transportation network, preserve the County's environmental and scenic resources, and revitalize existing downtowns and Centers.

- *Policy Recommendation: Define a future land use plan for Nassau County that is based on the established downtowns and Centers, preferred development patterns, existing and proposed transportation systems, and environmental features in the County.*
- *Policy Recommendation: Encourage land uses that minimize impacts to the County's natural resources, particularly the surface waters, coastal areas, groundwater recharge basins, wildlife habitats, and other critical environmental areas.*
    - *Implementation Strategies:*
        - *The County and municipalities should, through their respective development review powers,* ***promote appropriate development by limiting permitted densities in environmentally sensitive areas****, limiting impervious surface coverage, minimizing land disturbance, requiring landscaping and revegetation, and protecting important habitat areas.*
        - *Municipalities should continue to use the State Environmental Quality Review Act, and the National Environmental Policy Act for projects with federal funding or activities, during project reviews as an effective tool to ensure that development activities are respectful of and compatible with environmentally sensitive areas.*
- *Policy Recommendation:* ***Foster the protection and preservation of open space to counterbalance the impact of land development****.*
    - *Implementation Strategy:*
        - *The County and municipalities* ***should preserve, and where appropriate, restore as much open space as possible in order to provide a balance to residential and non-residential development, protect critical natural resources, and generally enhance the quality of life in Nassau County****.*
- *Policy Recommendation:* ***Support efforts by property owners to protect or preserve critical natural resources within estates and large parcels that are planned for development or subdivision****.*
    - *Implementation Strategies:*
        - *Municipal planning boards, local conservation groups and the County Planning Commission should continue to work with owners of estates and other large parcels during the early phases of the development planning process to* ***design subdivisions and/or site plans that preserve as much open space as possible and protect critical resources, while at the same time accommodating the owner's reasonable economic interests in land development****.*
        - *Environmental organizations, such as land trusts and the Nature Conservancy, should work with property owners to inform them about options, such as conservation easements, which can provide tax benefits while permanently protecting land from future development.*
        - *Municipalities and property owners should* ***consider the use of cluster development and/or conservation subdivision techniques as alternatives to the standard subdivision design****, and as a means of protecting critical resources, where these techniques are appropriate.*

- *The County Planning Department, with input from environmental organizations, should prepare a report on environmentally sound and sustainable development techniques which describes alternative land use approaches for minimizing environmental (short and long term) impacts.*

- *Policy Recommendation: Promote **development plans which are compatible with the capacities of, or mitigate potential impacts on, the infrastructure, roadways and services**.*
  - *Implementation Strategies:*
    - *Municipalities should work with developers to **design land use projects which meet the existing and/or programmed capacity of the water and sewer systems in the County, as well as other infrastructure, adjacent roadways, and services**.*
    - ***Municipalities should evaluate their master plans, zoning codes, and subdivision regulations to determine whether their provisions and policies accurately reflect the community's current approach to land development**.*

Environmental Resources

Environmental resources in Nassau County consist of the water sources (groundwater, surface, coastal); vegetation; open space; fish and wildlife; and air. From a public water supply perspective, the quality of the drinking water delivered to County residents by the various public/private water suppliers satisfies all Federal, State and local standards and is available in sufficient quantity to meet demand. Protection of the County's groundwater supply from various point and non-point pollution sources is required to ensure both future supply and to maintain the excellent quality of the groundwater.

In terms of the other natural resources, Nassau County has experienced a dramatic decrease in vegetated areas, wildlife habitats, and wetlands over the last century as a result of the amount of development activity. However, many of Nassau County's significant vegetation and wildlife areas which remain are protected as publicly or privately-owned parks, preserves and parkways, while other significant vegetation and habitat areas are held in private ownership and may not be protected.

A. Critical Resources

Goal: Protect and preserve the County's critical natural resources, including the wetlands, aquifers, shorelines, water bodies, open space, significant vegetation and nature preserves.

- *Policy Recommendation: Evaluate options for **improving the protection of stream corridors, wetlands and other surface waters, and groundwater resources**.*
- *Policy Recommendation: Support options which promote the **permanent preservation of open space**, whether by direct or regulatory action.*
  - *Implementation Strategies:*
    - *Environmental organizations and land trusts should work with property owners to inform them about options, such as conservation easements, which can provide tax benefits while permanently protecting the land from future development.*
    - *Municipalities should consider **incorporating provisions into their subdivision and zoning regulations which will encourage the permanent protection of open space and natural resources within development plans, such as clustering; conservation subdivisions; environmental resource overlay zones; transfer of development rights (TDR); and other open space standards**.*

- *Policy Recommendation: Establish an Environmental Fund to protect, preserve and acquire open space and natural resources in the County.*
    - *Implementation Strategy:*
        - *The County and municipalities should make use of the environmental data in the County's Geographic Information System and the Open Space component of the Comprehensive Plan Map, as well as recommendations of the County Open Space Committee, in their decision making regarding properties targeted for protection, preservation and/or acquisition, as well as for any proposed sale of public property.*
- *Policy Recommendation: Inform developers and communities how to plan for development that minimizes environmental impacts while utilizing available infrastructure and satisfying the needs of specific land uses.*
- *Policy Recommendation: Promote coordination between the various non-profit, public, and private environmental groups to maximize efforts focused on preserving, protecting and maintaining the County's natural resources, and informing the public.*
    - *Implementation Strategy:*
        - *The County Planning Department should* ***continue to work with local environmental groups and municipalities to coordinate and improve the overall effectiveness of their efforts to preserve the County's critical resources*** *and to inform residents about environmental issues.*
- *Policy Recommendation: Maintain the scenic qualities of the County's natural resources for the enjoyment of residents and visitors.*
    - *Implementation Strategy:*
        - *Municipalities and the County should explore use of the State's Scenic Roads Program (administered through the New York State Department of Environmental Conservation) to designate roads and viewsheds as scenic resources.*

B. *Water Resources*

Goal: Protect the quality and quantity of Nassau County's groundwater and surface water resources.

- *Policy Recommendation: Enforce and expand regulations to reduce contamination of water bodies and stormwater runoff from non-point sources.*
    - *Implementation Strategy:*
        - *The County and municipalities should consider* ***preserving or setting aside areas along shorelines, bays, and waterfronts*** *to accommodate future stormwater control measures and structures.*
- *Policy Recommendation: Encourage coastal communities to prepare Local Waterfront Revitalization Programs and pursue the implementation of their recommendations for the coastal zones.*
    - *Implementation Strategies:*
        - *Coastal municipalities should work closely with the County Planning Department, New York Department of State's Division of Coastal Resources, Federal Office of Coastal*

Resources, local businesses and residents, as well as waterfront property owners to develop Local Waterfront Revitalization Programs (LWRPs). The LWRPs will provide comprehensive plans which identify the community's approach to the appropriate utilization and protection of water resources, redevelopment of sites, public access, harbor and stormwater management, and other issues connected to the waterfronts.

- *The New York Department of State's Division of Coastal Resources, County, local communities, and/or environmental groups should sponsor a seminar or conference to address the importance of protecting waterfront areas while exploring opportunities for redevelopment and tourism business development.*

- *Policy Recommendation: Support initiatives identified in the South Shore Estuary stud(y) which protects the public health and restore beneficial use of water bodies.*
  - *Implementation Strategy:*
    - *The County should work with local communities, the South Shore Estuary Reserve Council and other environmental groups to carry out initiatives identified in the final South Shore Estuary Reserve Comprehensive Plan.*

Transportation

Goal: Maintain the function and improve the capacity of the roadway network to serve a variety of transportation purposes.

- *Policy Recommendation: Identify opportunities for access management in the County, such as, restricting the minimum distance between driveways; controlling the design and location of median openings and driveways; incorporating feeder roads between sites; synchronizing signals; and limiting new signalized intersections.*
  - *Implementation Strategies:*
    - *The County, State and municipalities should r**equire that development projects with frontage on major or collector roads be designed to minimize the number of curb cuts with such roads and create feeder roads or connections between adjacent sites**.*

- *Policy Recommendation: Enhance and improve the visual quality of roadways through landscaping, quality signage and design features.*
  - *Implementation Strategies:*
    - *The County should work with communities to develop inter-municipal roadway guidelines, especially for roadways that serve as municipal boundaries. Such guidelines should be designed to encourage consistency with respect to landscaping (including the appropriate type and size of roadside trees, shrubs and other vegetation), signs, lighting, and other streetscape improvements.*
    - *The County and municipalities should enforce signage and landscaping regulations on a regular basis to maintain and improve the visual character of the roadways and developed properties in Nassau County.*

Goal: Support opportunities for alternative forms of transportation.

- *Policy Recommendation: Identify linkages that can be developed between new and existing bicycle/pedestrian trails or routes, and parks, open space, nature trails, waterfronts, downtowns and transportation facilities.*
    - *Implementation Strategy:*
        - *Municipalities, the County and State should evaluate their own opportunities to provide trails or walkways within public parks, recreational sites and other property.* ***Municipalities should also work with developers to set-aside recreational easements in areas that can be connected to existing trails, parks, waterfronts and downtowns****.*
- *Policy Recommendation: Explore opportunities for the creation of bicycle, pedestrian and horseback trails, and the designation of bicycle routes along appropriate roadways.*
    - *Implementation Strategy:*
        - *The County, State and municipalities should evaluate roadways for their appropriateness as bicycle routes, and incorporate the necessary improvements (shoulders, markings, signage etc.) into their highway capital budgets.*
- *Policy Recommendation: Specify ways to make bicycle and pedestrian travel safer along roadways, and in downtowns and Centers.*
    - *Implementation Strategies:*
        - *Municipalities and the County should apply for potential funding which could be used towards pedestrian and bicycle safety capital improvements in downtowns and Centers. Some of the improvement projects could include: traffic calming around intersections; providing safe crosswalks and intersections; improved timing of signals to allow for pedestrian crossings; restriping or placement of other material in crosswalks; signage, such as "Yield to Pedestrians," "Bike Route;" installation of benches, bicycle racks, and lighting to enhance pedestrian activities; and creating buffers between bike lanes and traffic, where possible.*
        - *The County and municipalities should increase efforts to construct, and* ***require developers to incorporate into projects, sidewalks or walkways to provide safe connections*** *between commercial properties, between residential and commercial areas, as well as between residential areas and parks, preserves and public spaces.*

The Economy

- *Policy Recommendation: Support local planning efforts for coastal areas targeted at revitalizing the waterfronts, creating public access and recreational opportunities, supporting downtown businesses, as well as providing an economic stimulus to the community and tourism activity.*
    - *Implementation Strategy:*
        - *Coastal municipalities should work closely with the County Planning Department, New York Department of State's Division of Coastal Resources, Federal Office of Coastal Resources, local businesses and residents, as well as waterfront property owners, to develop Local Waterfront Revitalization Programs (LWRPs). The LWRPs will provide comprehensive land and water use plans which identify the community's approach to development, redevelopment, public access, and other issues related to waterfronts.*

Culture and Recreation

*Goal: Support **the preservation of the County's historic resources** as key attributes to the quality of life and historic evolution of the region.*

- *Policy Recommendation: Protect the integrity of historic buildings and sites in the County, and preserve them for current and future generations.*
  - *Implementation Strategies:*
    - *The County, State and municipal historic preservation organizations as well as local Landmarks Commissions should work with local officials and property owners to evaluate opportunities to have Historic Districts designated in communities which have concentrations of historic properties united historically or aesthetically.*
    - *The County and municipalities should **consider the historic attributes and significance of buildings and properties** in their review of proposed development activities and/or decision making which would affect historic properties.*

Goal: Provide sufficient parks, preserves, and recreational facilities to serve the current residents and growing segments of the County's population.

- *Policy Recommendation: **Maintain and enhance the parks, preserves, and recreational facilities** in the County for the benefit of all residents, with special consideration to underserved communities, and to support tourism.*
- *Policy Recommendations: **Encourage developers to incorporate permanent open space as an integral part of development projects**, and where possible, provide pedestrian and trail connections to adjacent areas.*
  - *Implementation Strategy:*
    - *Municipalities should also work with developers to set-aside recreational easements, where appropriate, in areas that can be connected to existing public trails, parks, waterfronts and downtowns.*

While the 1999 Master Plan does not incorporate site specific recommendations for properties within the Village of Woodsburgh, the goals, recommendations and strategies including those included above as the most relevant, have been reviewed, and considered in preparation of this Vision Plan.

2003 Master Plan Update

In 2003, Nassau County prepared its first Master Plan update since the adoption of the 1998 Master Plan. Although the recommendations in this update are primarily directed toward actions to be taken on by Nassau County, the recommendations relevant to future actions in the Village are provided below.

Land Use

The Nassau County Planning Commission should revise Nassau County's subdivision regulations to reflect current planning practices, including connectivity, traffic calming, inclusionary zoning, walkability and conservation.

Environmental Resources

Nassau County should coordinate with the Open Space and Parks Advisory Committee ("OSPAC") and other entities to ensure that existing tools for the preservation and protection of Open Space are

used effectively. The Nassau County Planning Commission should work with OSPAC to develop criteria to evaluate properties for acquisition.

Culture and Recreation

Nassau County should additionally promote its wide range of cultural, historic and retail destinations to maximize the economic strength of its tourism industry.

The intentions of these recommendations have been incorporated into this Vision Plan.

2010 Draft Master Plan

The Nassau County Planning Department 2010 Master Plan remains in draft form. This Master Plan was drafted immediately following the 2008 national economic recession and was created to address the economic problems the County was facing during a period of high unemployment rates and stagnant economic growth. In order to address the problems that residents and business owners were facing at that time, as well as to stimulate sustainable growth by 2030, the 2010 Draft Master Plan called for a paradigm shift from all levels of government, the private sector, not-for-profits and County residents in hopes of achieving the following:

- *the creation of sustainable high-value jobs in targeted growth areas;*
- *controlling the increases in the cost of government;*
- *new housing choices and availability for the County's young workforce and seniors;*
- *the revitalization and reinvestment in downtowns and underutilized commercial and industrial areas;*
- *streamlining and expediting the entire land use regulatory process;*
- *an increase in public transit infrastructure and usage;*
- *selective and affordable preservation of remaining open space and environmentally valuable areas; and,*
- *energy conservation and affordable local renewable energy generation.*

Relevant policies and goals presented in the 2010 Draft Master Plan that pertain to future actions in Woodsburgh are provided below.

Chapter 3 – Land Use

Policy 3: Protect and maintain economically viable commercial land uses and residential neighborhoods by directing future development to targeted growth areas.

Year 2030 Goals
Single-Family Neighborhoods and Open Space: ***Increase the total land area designated as open space, parks, natural area or preserves by 1,000 acres*** *(or 1/5 of remaining unprotected open space and environmentally valuable lands).*

A discussion of preservation strategies for Nassau County's private golf courses is provided within the land use chapter of the 2010 Draft Master Plan. Specifically, pages 52 and 53 of the 2010 Draft Master Plan **note the vulnerability of golf courses due to limited availability of vacant land in Nassau County**. In order to preserve remaining open space within the County, while also seeking to revitalize existing downtowns, the Master Plan recommends reviewing the viability of transferring the development potential of golf course properties to existing downtown centers. According to the 2010 Draft Master Plan:

"The creation of a Transfer-of-Development Rights (TDR) program should be explored by municipalities that have identified golf courses within their boundaries, as well as a well-defined growth/downtown center. A market-funded preservation of open space and downtown investment can be made possible by the transfer ("sale") of a golf course's unused development credits ("seller") to a downtown or growth area receiving district ("purchaser")".

The fiscal advantage of preserving golf courses through a TDR program, as noted in the Draft Master Plan is that *"the assessed value of the preservation parcel is transferred to a receiving site along with the purchased development credit. This prevents the reduction of the local property tax base when property is preserved through other measures (i.e. government/not-for-profit acquisition)".*

Chapter 4 – Infrastructure: Retrofitting Nassau

Although the specific policies and 2030 goals set forth Chapter 4 of the 2010 Draft Master Plan are not specific to Woodsburgh, there are notable recommendations in this chapter relating to landscaping and flooding that are pertinent to the Village. The following landscaping findings and recommendations presented in Chapter 4 that reduce water use, reduce energy demand and mitigate flooding include:

- *Pervious surfaces that allow stormwater infiltration are beneficial to landscaping, help to mitigate local and large-scale flooding and reduce peak runoff to streams, wetlands and larger water bodies.*
- *Reduction in pavement areas reduces heat buildup and stormwater runoff.*
- *Reduction in lawn area and preservation of woodlands reduces the need for mowing and chemical use.*
- *Reduction in fertilizer use, namely nitrogen, reduces lawn growth rates and the need for excessive mowing.*
- *Maintaining longer grass blades to out-compete lawn weeds and conserve soil moisture reduces maintenance cost and use of fuel fired power equipment.*
- *Shading of walkways and southern exposure of buildings with deciduous trees set an appropriate distance from building facades, foundations and pavement surfaces significantly reduces heating and cooling costs.*
- *Planting native and drought resistant plant species that are non-invasive allow greater success of material and reduction in maintenance.*
- *Collecting roof runoff for landscape irrigation purposes reduces run-off and conserves water.*
- *Mandating Ecological Pest Management (EPM) that prohibit the use of chemical lawn treatments that have adverse impacts on wildlife and water quality in favor of organic practices.*

This chapter also recommends implementation of a suburban reforestation program that will reduce heat island effect, energy use and enhance aesthetics and quality of life. Specifically, "*effective site selection is essential since the primary goal is to increase the rate of plant survival and the likelihood that planted species will attain their optimal size and provide the benefits intended. Programs headed by individual towns and villages, the County and other organizations should be coordinated*".

The final section of the 2010 Draft Master Plan is the Action Plan Matrix, which provides the recommendations or "Actions" presented in the body of the Master Plan, timeframes and responsible entities. The following Actions relate to the future of the Village:

Land Use:

- *Study use of Transfer of Development Rights (TDR) to protect groundwater and direct future development to downtowns and designated growth areas* (short-term, 2-5 years to be implemented by the County and municipalities)
- *Identify parcels that can be designated for open space* (short-term, 2-5 years to be implemented by the County and municipalities)
- *Sustain in perpetuity the County's open space acquisition program through additional funding. Establish a dedicated source of County open space acquisition funding* (short-term, 2-5 years to be implemented by the County)
- *Work with municipalities to encourage development of identified parcels as community open space* (short-term, 2-5 years, and medium-term, 5-10 years, to be implemented by the County)

Transportation:

- *Require traffic plans for congested areas to minimize loss of capacity during construction* (short-term, 2-5 years to be implemented by the County, New York State Department of Transportation and municipalities)

Environment and Climate Change:

- *Initiate "Greening Nassau County," a new interdepartmental and municipal strategy to plant 40,000 new trees by 2030 (Identify desired species and sources of material and incentives for private landowner)* (short-term, medium-term and long-term to be implemented by the County and municipalities).

Although still in draft form, the intention of these policies, goals and action items have been incorporated into this Vision Plan.

2001 Nassau County Open Space Plan

Nassau County Planning Commission, on March 13, 2001, adopted the *Nassau County Open Space Plan* which was prepared in order to identify existing open space resources in Nassau County, highlight important natural resources, identify recommendations, location potential open space for acquisition, and provide techniques and funding sources to provide a framework for how a comprehensive Open Space Program could be established in Nassau County. An existing Open Space Inventory was prepared as a reference for the County when determining potential open space locations, environmental projects, parks and preserves, trail connections and other associated activities. This plan was reviewed to determine whether the County has established any land use or other recommendations specific to the Village of Woodsburgh.

According to Figure 1C "Existing Open Space – Southwest Quadrant", the Rockaway Hunting Club and the Woodmere Club within and adjacent to the Village are designated as "Golf Course" properties, and the Woodmere Dock along the southeastern boundary of Woodsburgh (within the jurisdiction of the Village of Hewlett Neck) is designated as "Marinas and Yacht Club", "Waterfronts and Beaches" and "Village/Town/City Park". The islands and marshes in West Hempstead Bay in the near the Village are considered Village/Town/City Preserve areas and there is a "Bird Sanctuary/Important Bird Area" in the vicinity of these islands and marshes, according to Figure 1C of the Open Space Plan. The Open Space Plan notes the following:

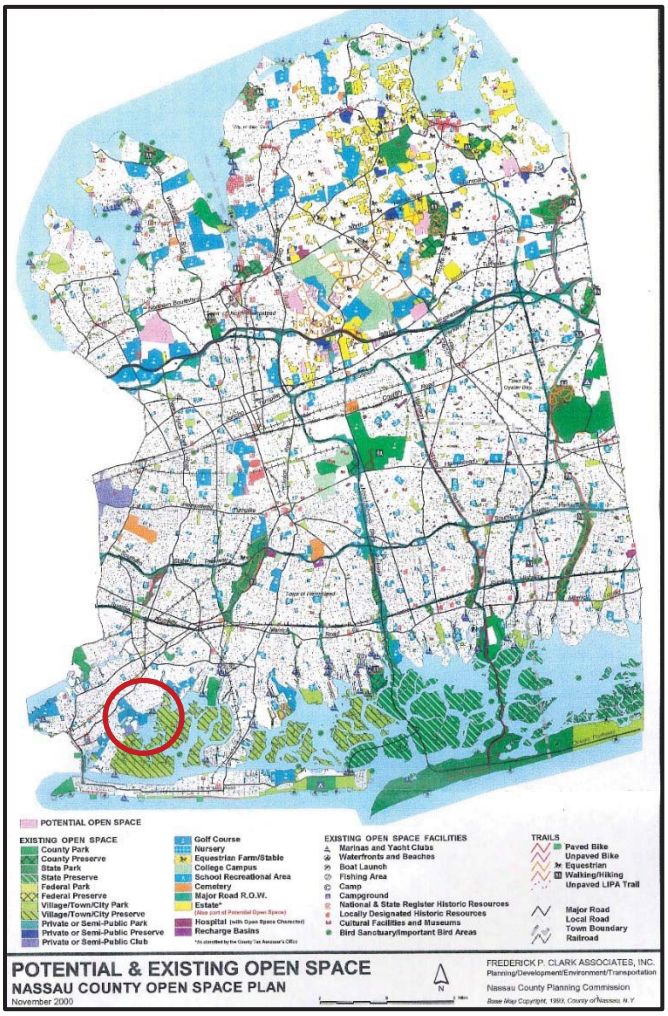
<u>Parks, Preserves, Golf Courses, Clubs, Camps, Campgrounds and other Recreation Areas:</u>

"The parks/preserves contain features such as trails, wetlands, bird sanctuaries, fishing, beaches, and boat launch areas which were also mapped as existing open space resources on the Existing Open Space Map, Figure 1.

Golf courses, clubs (hunting, fishing, horse racing), camps and campgrounds have also been identified on the Existing Open Space Map. Some of these resources may be privately owned. However, their size and vegetated nature provide an open space amenity which is visually accessible from public areas."

Figure 5 of the Open Space Plan indicates that the southern half of the Village of Woodsburgh is considered an "Important Bird Area" since the Village is immediately north of West Hempstead Bay. Figure 5 is based on the National Audubon Society and American Bird Conservancy, which have identified over 500 IBAs, as previously discussed. Figure 6 "Significant Habitats & Rare Species" depicts areas south of the Village, as well as the Woodmere Channel within the Village as part of the "Hempstead Habitat Complex". Figure 6 also portrays the northern portion of the Woodmere Channel within the Village, immediately south of Railroad Avenue, as a designated "Sensitive Area – Historical Species". West Hempstead Bay is also identified as a "New York State Department of State Significant Coastal Fish & Wildlife Habitat" on Figure 6.

Figure 15 "Potential & Existing Open Space" does not identify additional potential open space within the Village's boundaries. However, a small portion of land immediately southwest of the Village (salt marsh) within the Village of Lawrence is noted as "Potential Open Space".



Chapter VI of the Open Space Plan provides techniques and funding sources for acquiring additional open space and preserving existing open space in Nassau County. The following techniques are an integral part of open space preservation that are relevant to the Village:

Ways to Achieve Open Space Objectives:

- Conservation Easements – *a deed restriction which limits the right of property owners to use certain portions of their land in some way which would preserve or protect the open space resource.*

- Transfer of Development Rights (TDR) – *the development rights of a particular property are transferred to and added onto the development rights of a property located in another area while the original property is permanently precluded from development. TDR does not alter the total amount of development that can occur in a region or country. Rather, TDR redistributes development so as to protect resource areas and open space in areas which are recognized as being the most important to preserve.*

Land Use Planning Tools and Regulations:

- Large Lot Zoning
- Setback and Landscape Requirements
- Tree Preservation Ordinances
- Required Reservations of Land
- Site Plan Review
- Conservation Subdivision/Clustering
- Planned Unit Development (PUD) Zoning
- Bonus/Incentive Zoning
- Overlay Zones

Other Creative Approaches:

- Public/Private Agreements
- Management/Conservation Agreements
- Tax Incentives/Abatements

These techniques and figures have been reviewed, and any that are relevant in the Village have been incorporated in the Village's goals and objectives outlined in **Chapter IV.**

2. Existing Land Use Patterns

The Village is mainly comprised of residential development, aside from the Woodmere Club and the Rockaway Hunting Club, both of which are the main sources of open space and recreation within the Village. The Village's outdoor recreational needs have been met historically by private country clubs within the Village and the adjoining communities. Presently, in the Village, the only recreational opportunities are private golf courses and a small park containing the Culluloo Telewanna monument. Just outside of the Village, there are opportunities for recreation, including water-related recreation such as docks and private yacht clubs.

Figure 11 illustrates the existing land use pattern within the Village of Woodsburgh. Most of the housing units in the Village are single-family residences, with the exception of the multi-family housing (Crestwood Co-operative Apartments and The Mayfair) fronting on Broadway in the northern portion of the Village.

Chapter 150 of the Village of Woodsburgh Zoning Code permits the following uses in all Village zoning districts:

- Single-family residence or housekeeping unit
- Office of a physician, surgeon, dentist, architect, engineer or lawyer, provided that the occupational facility is in the dwelling where the practitioner lives
- Libraries or public museums
- Schools and places of worship
- Private docks, private boathouses and private bathhouses
- Farming, truck gardening or nurseries, provided that no commercial greenhouses are used in connection with same
- Accessory uses associated with the above uses, including a private garage, greenhouse, garden house or professional sign of the practitioner
- Village police purposes

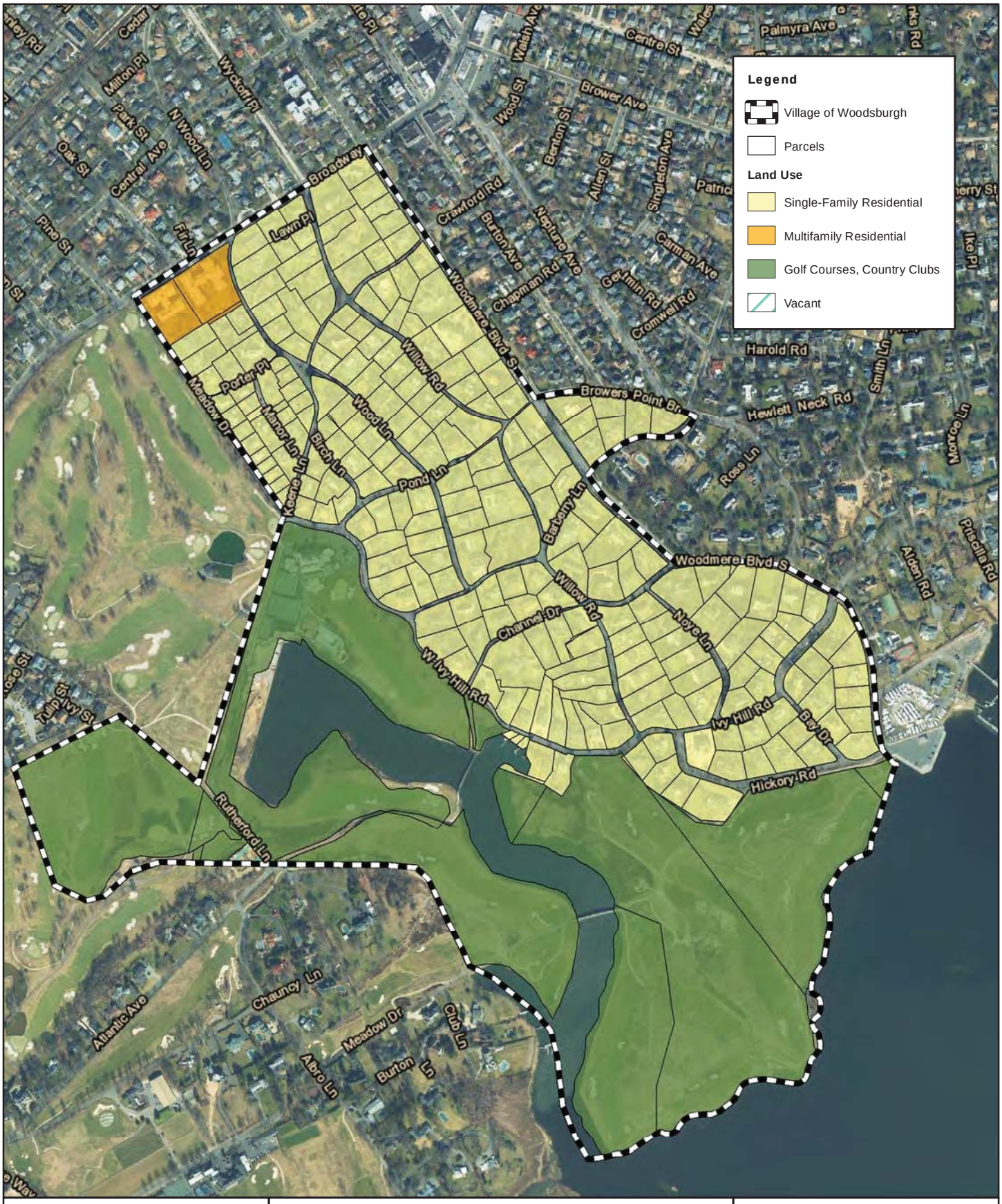


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FIGURE 11
EXISTING LAND USE

Source: Nassau County GIS, ESRI World Transportation, NYS Orthoimagery Program 2016
Scale: 1 inch = 700 feet

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Table 14 lists the acreages of the land uses within the Village[13]. The land use categories were selected based on the types of uses that are identified in the Village's zoning regulations and the land use categories set forth in the tax assessment roll.

Table 14 - Village of Woodsburgh Land Use			
Land Use	**Parcels**	**Acres**	**% of Total**
Vacant	1	0.3[1]	0.1
Single Family Residential	252	114	50.2
Multifamily Residential	2	3.3	1.5
Private Golf Country Clubs	13	109.5	48.2
Total Parcel Acreage		**227.1**	100.00
Total Area of Village		**267.7**	

Source: Nassau County GIS
Any errors due to rounding.
[1]Area of parcel located within the Village boundary

Beyond the Village boundaries, land uses primarily consist of recreation/open space and single-family residences (to the east and west). Northeast and northwest of the Village, along Broadway and Central Avenue, land uses are mixed with commercial (dining, retail and office), single-family residential, multi-family residential, institutional (religious and educational), community services (fire department and post office) and municipal parking. Beyond these mixed-use corridors is the Long Island Rail Road (LIRR). General land use and development patterns in the Five Towns consist of concentrated mixed-use corridors (Broadway and Central Avenue) situated near the LIRR, with higher density residential development close to these roadways, extending to less dense residential development as one moves south of these mixed-use areas. Along the waterfront, land use patterns transition to single-family residences on larger lots, private communities and recreation/open space.

Currently, there aren't any water dependent uses (e.g., marina, boat dock, waterfront park) within the Village's boundaries. As part of the public survey, community members were asked if the water dependent uses should be included in the Village. Approximately 30 percent of respondents said yes, 43 percent of respondents said no, and 30 percent of respondents replied unsure.

Other responses included uses would be supported if they were available to Village residents only; the shoreline should not be altered as it will impact flooding; the Woodmere dock should be cleaned up and should be properly maintained; and the golf course property along the Woodmere Channel should be used as a private park/nature preserve.

For those who answered yes or unsure (73 of 130 participants), participants were asked which types of water dependent uses they would like to see in the Village. The responses included the following:

- Waterfront park (69%)
- Boat dock (49%)
- Kayak/canoe launch (49%)
- Marina (34%)
- Fishing pier (14%)
- Short term parking for boaters (3%)

[13] Note that the land use evaluation includes the land area for real property tax parcels within the Village (227.1 acres) while the total area of the Village including wetlands and waterbodies is approximately 267.7 acres. The difference between the two estimates also represents all land area within local streets and rights-of-way.

Currently in the Village, there are 300 housing units which are oriented in a conventional subdivision design. As per 7-738 of New York State Village Law, a "cluster development" is a subdivision in which the applicable zoning local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands. To date, the Village Code does not contain cluster subdivision regulations.

3. Existing Zoning Regulations

The purpose of zoning is to promote the orderly growth, development and redevelopment of a municipality in order to protect the health, safety, and general welfare of its people. Zoning reflects public goals and interests through standards developed by research, planning, and public outreach. It provides the means by which to implement a comprehensive land use strategy that reflects the community's vision for the future and the sensible use of land based on established planning practices. Specifically, zoning promotes the utilization of land for the purposes it is most suited for, and strives to protect and enhance the established character, aesthetics, land values, economic conditions, and environmental qualities of the community. It encourages the social and economic well-being of its residents and regulates land use to promote compatibility between adjacent land uses and other zoning districts. As noted above, the Village contains six zoning districts, all of which are residentially zoned districts. These zoning districts are as follows:

- Residence 2A
- Residence 1A
- Residence A
- Residence B
- Residence C
- Residence D

The locations of these zoning districts within the Village are illustrated in **Figure 12.** The Residence 2A and Residence 1A zoning districts are designated for the portions of the Woodmere Club and the Rockaway Club situated in the Village, such that the entirety of the Rockaway Club is in the Residence 2A district and the majority of the Woodmere Club is in the Residence 1A zoning district (less than an acre of the Woodmere Club is in the Residence 2A zoning district). The dimensional regulations for the Village zoning districts are provided in **Table 15** below.

Table 15 - Dimensional Regulations for the Village of Woodsburgh Zoning Districts							
Zoning District	**Minimum Lot Size (SF)**	**Maximum Height (feet/stories)[1]**	**Minimum Street Frontage**	**Minimum Front Yard Setback (feet)[3]**	**Minimum Side Yard Setback (feet)[4]**	**Minimum Rear Yard Setback (feet)**	**Minimum Floor Area (SF)**
Residence 2A	87,120	25/2 ½	200[2]	70	40	50	2,400
Residence 1A	43,560	25/2 ½	150[2]	60	30	40	2,400
Residence A	20,000	25/2 ½	100	50	20	25	2,400
Residence B	14,500	25/2 ½	100	35	15	25	2,000
Residence C	12,000	25/2 ½	100	20	15	20	1,600
Residence D	12,000	25/2 ½	100	25	15	25	1,600

[1]The maximum height of any building or any part thereof shall be 28 feet in the case of a gable, hip or gambrel roof, or 25 feet in the case of all other roofs, or 2 1/2 stories, whichever is less. The minimum height is 2 stories or 20 feet, whichever is greater.
[2]One hundred feet on turnarounds.
[3]In case of a corner lot, a front yard shall be required on each street upon which the lot abuts. The interior angles formed by the intersection of the lot's lines with the street line shall not be less than 75° for the entire distance from the street lines to the front yard setback line or lines.
[4]Two side yards must be provided on every lot.

Figure 13 presents the tax parcel sizes throughout the Village.

The provisions bulk and dimensional regulations for each of the Village zoning districts can be found in 150 Attachment 1 of the Village Code, as well as in individual Articles of Chapter 150.

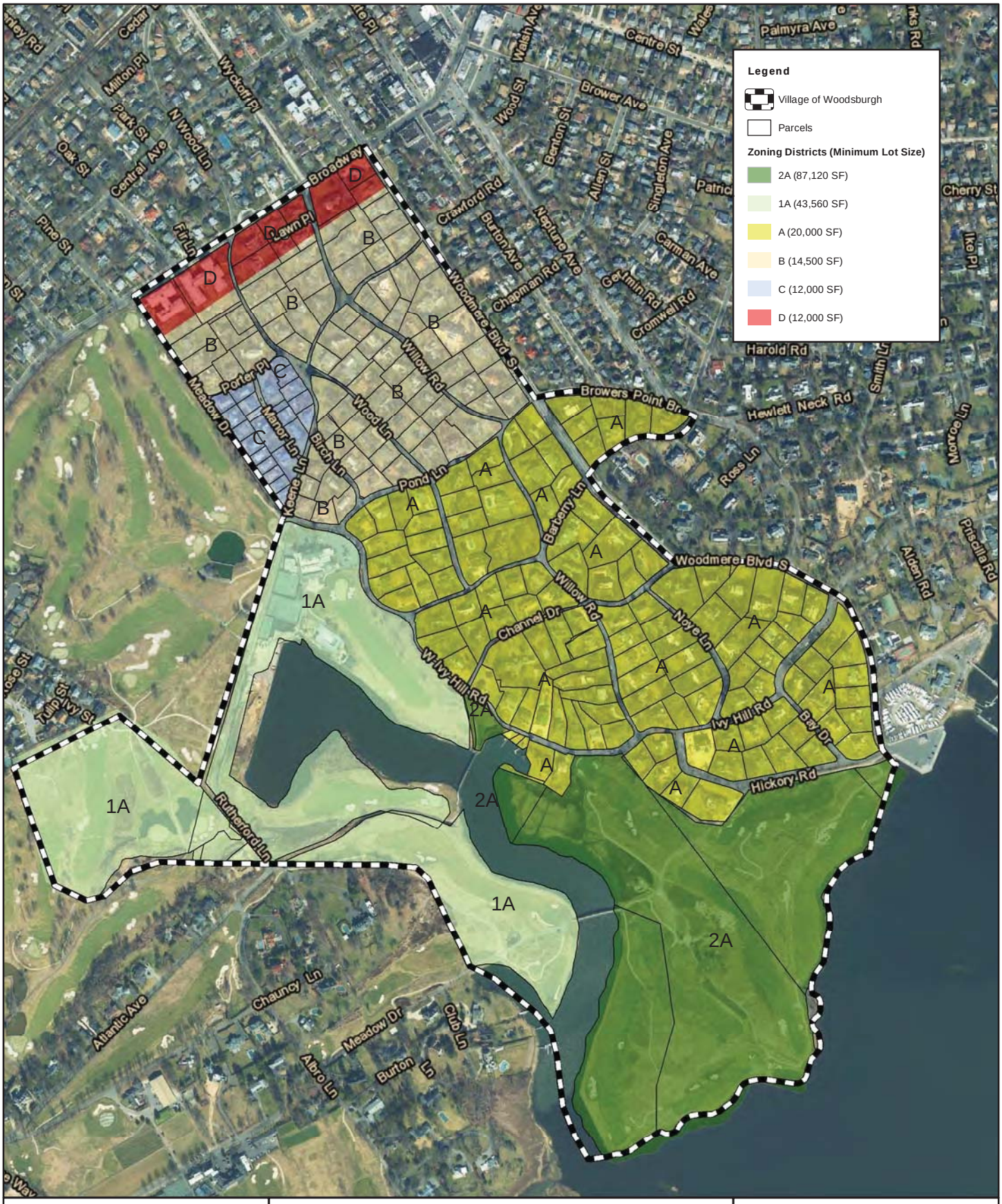

FIGURE 12
ZONING MAP

Source: Nassau County GIS, NYS Orthoimagery Program 2016
Scale: 1 inch = 700 feet

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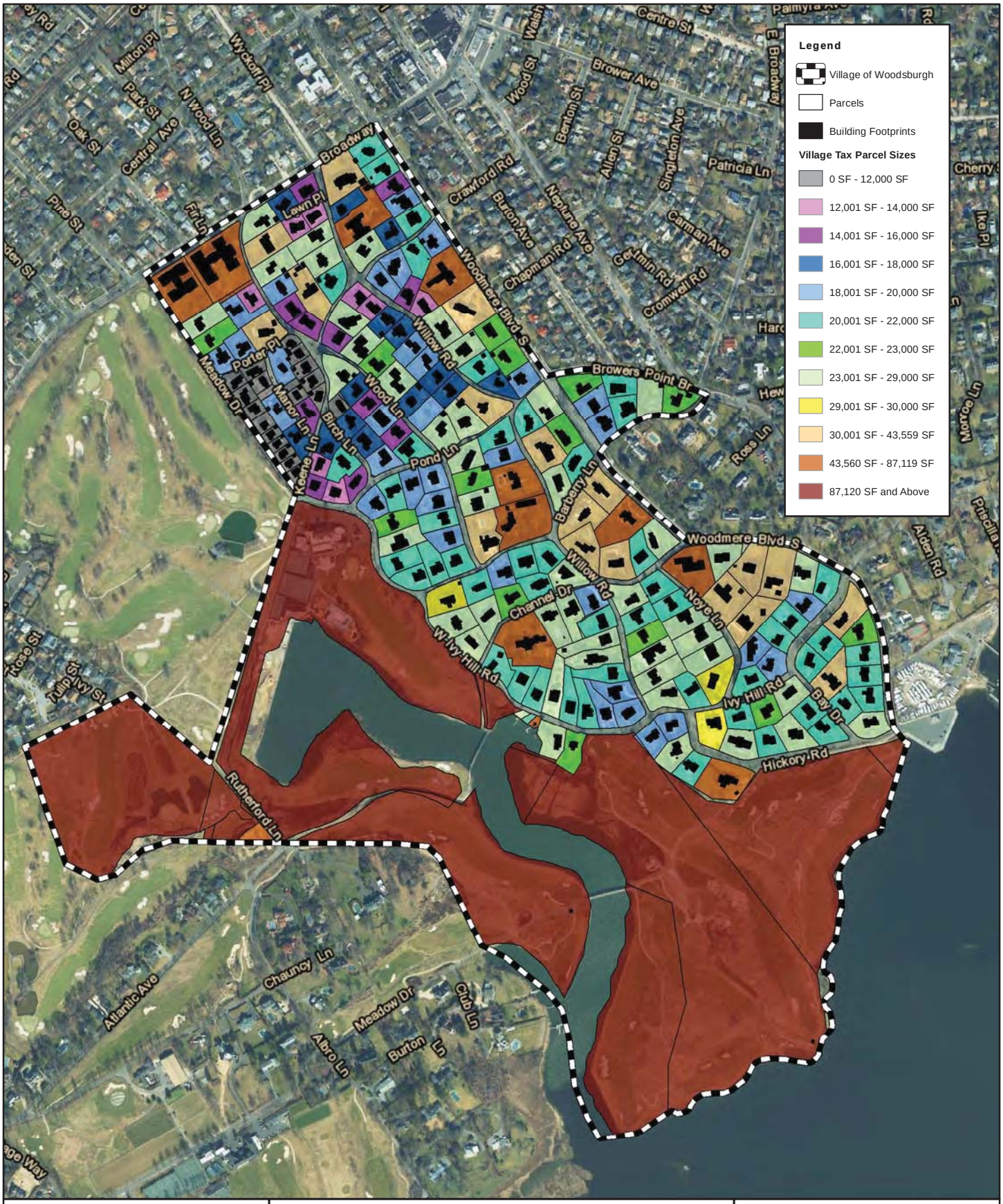

FIGURE 13
EXISTING TAX PARCEL SIZES

Source: Nassau County GIS, NYS Orthoimagery Program 2016, ESRI World Transportation
Scale: 1 inch = 700 feet

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Each zoning district article provides a maximum permitted floor area with calculations; however, the calculations for maximum permitted floor area are the same for all zoning districts, as provided in **Table 16**.

Table 16 - Maximum Permitted Floor Area	
Lot Size (SF)	**Maximum Permitted Floor Area (SF)**
0 to 12,000	3,000
12,001 to 14,000	3,000, plus 0.26 times lot area over 12,000
14,001 to 16,000	3,000, plus 0.25 times lot area over 12,000
16,001 to 18,000	3,000, plus 0.24 times lot area over 12,000
18,001 to 20,000	3,000, plus 0.23 times lot area over 12,000
20,001 to 22,000	3,000, plus 0.22 times lot area over 12,000
22,001 to 23,000	3,000, plus 0.21 times lot area over 12,000
23,001 to 29,000	3,000, plus 0.20 times lot area over 12,000
29,001 to 30,000	3,000, plus 0.19 times lot area over 12,000
30,001 and above	3,000, plus 0.18 times lot area over 12,000

Based on these calculations, maximum home sizes for each district were estimated (see **Table 17**).

Table 17 - Maximum Permitted Floor Area by Zoning District			
Zoning District	**Minimum Lot Area by Zoning District (SF)**	**Calculation**	**Maximum Home Size/Maximum Floor Area by Zoning District (SF)**
Residence 2A	87,120	3,000, plus 0.18 times lot area over 12,000	16,522
Residence 1A	43,560	3,000, plus 0.18 times lot area over 12,000	8,681
Residence A	20,000	3,000, plus 0.23 times lot area over 12,000	4,840
Residence B	14,500	3,000, plus 0.25 times lot area over 12,000	3,625
Residence C	12,000	--	3,000
Residence D	12,000	--	3,000

Additional dimensional regulations and specific land and use regulations are contained in Article VI of Chapter 150 of the Village Code. This article contains the maximum permitted lot coverage for all structures (including accessory structures) for each zoning district, as follows:

- Residence 2A, Residence 1A, Residence A and Residence B: 15 percent maximum lot coverage
- Residence C and Residence D: 20 percent maximum lot coverage

Based on the maximum lot coverage percentage and the minimum lot area per district, maximum lot coverage for each district is as follows:

- Residence 2A: 13,068 SF (87,120 SF x 0.15)
- Residence 1A: 6,534 SF (43,560 SF x 0.15)
- Residence A: 3,000 SF (20,000 SF x 0.15)
- Residence B: 2,175 SF (14,500 SF x 0.15)
- Residence C: 2,400 SF (12,000 SF x 0.20)
- Residence D: 2,400 SF (12,000 SF x 0.20)

In addition, Article VI provides maximum permitted impervious site coverage, as provided in **Table 18**.

Table 18 - Maximum Permitted Impervious Site Coverage		
Lot Area (SF)	**Maximum Permitted Impervious Coverage**	
	For Base Lot Area (SF)[1]	**For Lot Area Over Base Lot Area (percent)**
0 to 4,000	0	55
4,001 to 6,000	2,200	35
6,001 to 12,000	2,900	27
12,001 to 16,000	4,520	26
16,001 to 20,000	5,560	25
20,001 to 30,000	6,560	24
30,001 to 40,000	8,960	23
40,001 and larger	11,260	22

[1]"Base lot area" is the minimum end of the lot area range in the "Lot Area" column.

All of above referenced regulations (i.e., minimum lot area, setbacks, maximum permitted floor area and maximum permitted lot coverage) dictate how large a home/structure can be and where it can be located on any lot based on the applicable zoning district. For any split zoned parcels, §150-41 of the Village Code notes that the regulations of the most highly restricted district with apply to any lot in two or more zoning districts.

Chapter 131 of the Village Code titled Subdivision of Land, provides general requirements for subdivision designs for preservation of natural features, new streets, improvements (street, drainage utilities, etc.), lots, reservations and easements in Article V.

Chapter 131 also provides general regulations for street improvements, drainage improvements, underground utilities, monuments, traffic control and street signs, fencing, streetlighting, sewage and water, street trees, fire alarms and school bus pickup areas. A discussion of street standards is provided in the TRANSPORTATION section of this Vision Plan. Any new subdivision proposed within the Village must also adhere to the general lot regulations in Chapter 131 such as lot arrangement, driveways, lot dimensions, access from collector streets, double-frontage lots, water bodies, access across a water course, steep slopes and easements and subdivision of land in two or more zoning districts.

As noted throughout this Vision Plan, a major goal of the Village is to protect natural areas and features within Woodsburgh. Therefore, §131-21.B, preservation of natural features is an essential aspect of the Village Code, which states:

A. *Land to be subdivided shall be designed in reasonable conformity with existing topography in order to minimize grading, cut and fill and to retain, insofar as possible, the natural contours, to limit stormwater runoff and to conserve the natural vegetative cover and soil. No tree, topsoil or excavated material shall be removed from its natural position except where necessary and incidental to the improvement of lots and the construction of streets and related facilities in accordance with the approved plan. Topsoil shall be restored to a depth of at least six inches and properly seeded and fertilized in those disturbed areas not occupied by buildings or structures.*

B. *Existing natural features which are of ecological, aesthetic or scenic value to residential development or to the village as a whole, such as wetlands, watercourses, water bodies, rock formations, stands of trees, historic spots and similar irreplaceable assets, shall be preserved,*

insofar as possible, through harmonious design of the subdivision, and, where appropriate, the Planning Board may require the inclusion of such features in permanent reservations.

There are also certain provisions for reservations and easements for any proposed subdivision within the Village including park reservations, widening or realignment of existing streets, utility and drainage easements, slope easements, sight easements and pedestrian access easements. As there are few opportunities for parks and recreation in the Village, the park reservation aspect of Chapter 131 is essential for any potential subdivision in the Village. Section 131-25.A provides the following requirements:

1. *General standards. The Planning Board may require that land be reserved within subdivisions for a park or parks suitably located for playground or other recreational purposes. Each reservation shall be of suitable size, dimensions, topography and general character and shall have adequate street access for the particular purpose or purposes envisioned by the Planning Board. The area shall be shown and marked on the plat as "reserved for park purposes."*
2. *Minimum size. Area for parks shall be of reasonable size for neighborhood playgrounds or other recreational uses. Not more than 10% of the area of the subdivision shall be set aside for such purposes.*
3. *Ownership of park area. The ownership of reservations for park purposes shall be clearly indicated on the plat and established in a manner satisfactory to the Planning Board so as to assure their proper future continuation and maintenance.*
4. *Cash payment in lieu of reservation. Where the Planning Board determines that a suitable park or parks of adequate size cannot be properly located in a subdivision or where such a reservation is otherwise not appropriate or practical, the Board may require, as a condition to approval of any such plat, a payment to the village of a sum to be determined by the Planning Board. Moneys collected in such fashion shall constitute a trust fund, which shall be utilized only for park, playground or recreation purposes, including the acquisition of land, or for historic preservation purposes or otherwise as provided by law. To the extent that Subdivision 1 of § 7-730 of the Village Law may be inconsistent with this section, said provision of the Village Law is superseded by this section.*

During the public participation process, the community expressed that low density residential zoning was preferred if any new development were to occur to minimize the number of new homes and related impacts related to loss of open space, recreational use, changes in viewshed and loss of important environmental resources.

D. HISTORIC AND SCENIC RESOURCES

The character and charm of the Village of Woodsburgh is based to a large extent on its unique history. "History" can be defined as a "narrative" or "story" of events about a place. Woodsburgh's early history is a testament to the unique environment upon which it thrived. Historic buildings and structures are remnants of past events that continue to provide the community with its own unique sense of character. In order to preserve the Village's unique sense of place, those resources, and the history these resources embody, need to be identified. It is a primary goal of this Plan to preserve and protect the cultural and historic resources which reinforce the Village's unique identity, support its scenic character and are a source of pride for all Village citizens.

Currently, the Village does not have any locally designated historic districts or landmarks. The New York State and National Register of Historic Places contain buildings, structures, districts, objects and sites significant to the history, architecture, archaeology and culture of the state or nation. However, these databases do not take into account resources that possess special character or historic or aesthetic interest

of value to local communities. When asked if the community would be in favor of adopting historic regulations to preserve locally historic buildings approximately 78 percent supported the idea. This section below encapsulates existing archaeologically sensitive areas, historic resources listed on the State and National Registers of Historic Places, scenic views and neighborhood character of the Village of Woodsburgh.

1. Archaeologically Sensitive Areas

The New York State Historic Preservation Office's (SHPO) Cultural Resources Information System (CRIS) identifies areas that are "archaeologically sensitive". These areas are generally within a certain radius of a known archaeological site or an area likely to have supported pre-historic homesites. The Village as a whole is identified as an "archeologically sensitive" area (see **Figure 14**). The location of the Village along the just north of West Hempstead Bay, would have been a major resource used by prehistoric groups. The designation of archaeological sensitivity in CRIS does not definitively determine that the Village contain archaeological resources, only that locations warrant on-site investigation. Consultation with SHPO should occur for any projects proposed within the Village to ensure that the developments will not impact significant archaeological resources.

2. National Register of Historic Places

According to the CRIS database, there are no designated or eligible historic districts within the Village's boundaries. However, there are four National Register eligible resources within the Village. Based on review of SHPO's CRIS database in July 2019, the following eligible resources are within the Village:

- 45 Willow Road
- 75 Willow Road
- 76 Wood Lane
- 127 Willow Road

These residences are considered eligible for inclusion in the National Register of Historic Places under Criterion C, as these structures "*that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction*".[14]

There are two National Register of Historic Places eligible Historic Districts that border the Village of Woodsburgh, as further discussed below and depicted in **Figure 14.**

Rockaway Hunt Historic District

Immediately south and west of the Village is the National Register of Historic Places eligible Rockaway Hunt Historic District. The district is roughly bounded by Barret Road and Atlantic Avenue to the northwest, the Woodmere Club to the northeast, marshland and the intersection of Causeway Road and Sage Avenue to the southeast, and a mix of marshland and the Lawrence Country Club to the southwest. This historic district is strictly limited to the residential dwellings within the district boundary and has a period of significance between 1878 through 1967. These dwellings embody various architectural styles and forms such as Colonial Revival, Tudor Revival, Spanish Revival and Mid-Century Modern, and were constructed by locally and nationally renowned architects. According to the resource evaluation form dated April 23, 2018 (see **Appendix A**), the Rockaway Hunt Historic District has been determined eligible for listing in the National Register of Historic Places due to the following:

[14] https://parks.ny.gov/shpo/national-register/documents/NRStateRegisterCriteriaforEvaluation.pdf

The Rockaway Hunt Historic District is eligible for inclusion on the National Register of Historic Places (NRHP) under Criterion A in the area of Community Planning and Development for its association with the initial development of the Village of Lawrence as well as for its planned layout as an exclusive speculative development along winding drives. The district is also eligible for inclusion on the NRHP under Criterion C as a unique ensemble of elaborate 19th-20th century dwellings of a number of architectural styles designed by a number of both locally and nationally important architects. The Period of Significance is 1878 through 1967. The Period of Significance begins with the establishment of the Rockaway Hunting Club in 1878, a central fixture of this area for almost 140 years, as well as with the first confirmed dwelling date of construction. Additionally, the Period of Significance runs up through the 50 year mark in 1967 as the club is still in use today and remains an important gathering place within this upscale neighborhood. Individual dwellings also continued to be constructed on subdivided lots throughout this period.

Additional information regarding the district's eligibility for inclusion on the National Register of Historic Places can be found in **Appendix A**.

Flower Street Historic District

Northwest of the westernmost Village Boundary is the National Register of Historic Places eligible Flower Streets Historic District. This historic district is roughly bounded by Broadway to the north, a residential development and the Woodmere Club to the northeast, and Copperbeech Lane to the southwest. Of the 39 residential dwellings within the historic district boundary, two dwellings are considered noncontributing properties due to significant alterations. Residences that are contributing structures to the historic district represent Colonial Revival and Gothic Revival architectural forms. According to the resource evaluation form dated October 26, 2017 (see **Appendix A**), the Flower Streets Historic District has been determined eligible for listing in the National Register of Historic Places for the following reasons:

The potential Flower Streets Historic District is eligible for the NRHP under Criterion A in Community Planning/Development as a planned neighborhood that reflects the patterns of development of southern Nassau County, Long Island, as an early automobile suburb. The potential district is also eligible under Criterion C in Architecture as an ensemble of twentieth-century dwellings that embody Colonial Revival and Gothic Revival modifications of the foursquare form. The district retains its integrity of location, setting, design, materials, workmanship, feeling, and association Consultation with OPRHP will be required prior to redevelopment of the Rockaway Hunting Club and the Woodmere Club.

Additional information regarding the district's eligibility for inclusion on the National Register of Historic Places can be found in **Appendix A**.

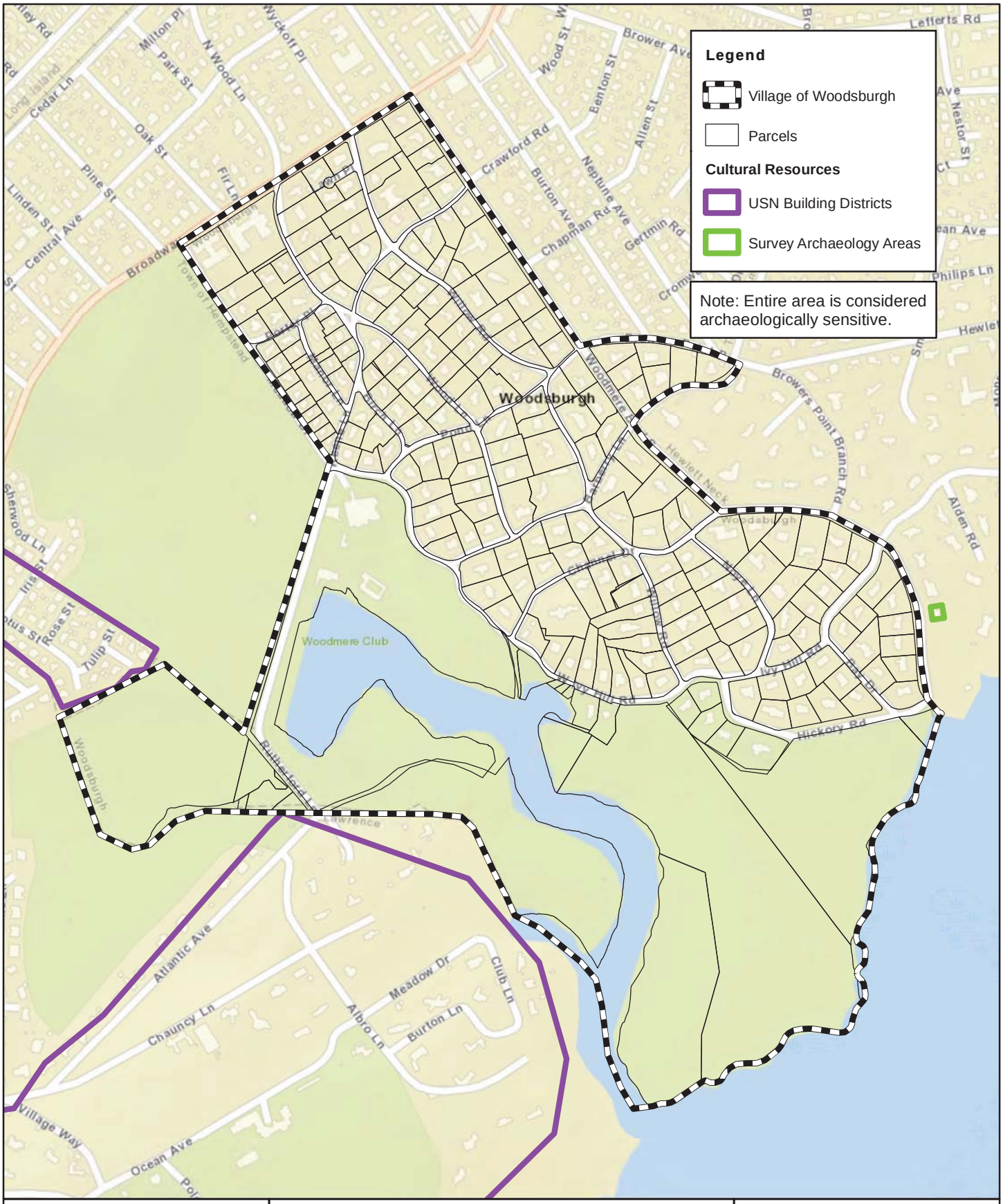

FIGURE 14
CULTURAL RESOURCES

Source: ESRI Web Mapping Service;
NYS DEC cris.parks.ny.gov
Scale: 1 inch = 700 feet

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Village of Woodsburgh Vision Plan

3. Visual Resources

Views of the overall Village are of winding and narrow roads, residential properties, landscaped vegetation, trees, lush green space associated with the golf course properties and expansive views of the Woodmere Channel and West Hempstead Bay. Specifically, views from properties along Meadow Drive and Ivy Hill Road include the expanse of green recreationally used golf course property, as these roadways border the Woodmere Club and the Rockaway Club and views along Railroad Avenue.

During preparation of the Vision Plan, a public survey was administered, and residents and property owners were asked to identify the most scenic views within the Village. The locations that were named the most significant scenic resources include:

- Meadow Drive looking toward the golf course (82.2%);
- Ivy Road looking toward the Woodmere Channel (76.6%);
- Meadow Drive looking toward the Woodmere Clubhouse (61.7%);
- Keene Lane/Railroad Avenue looking toward the Woodmere Channel (57%);
- Hickory Road looking toward the Bay (57%);
- Broadway looking toward the golf course (53.3%);
- Keen Lane/Wood Lane looking toward the triangular pocket park containing the Culluloo Telewana monument (53.3%); and
- The Woodmere Boulevard corridor (48.6%).

Other responses from the public survey included Pond Lane/Ivy Hill Road looking toward the golf course and the Woodmere Channel, and views from the Woodmere dock.

During the public open house, community members we asked to identify their favorite places to enjoy their community or places they value. Responses included:

- Dock (just outside of the Village)
- Views along Ivy Hill Road across from the golf course
- Views from Barberry Lane along Ivy Hill Road
- Walking and jogging along Railroad Avenue
- Views of the Woodmere Channel from the Woodmere Club
- Views along Meadow Drive

These resources help define the community identity unique to the Village of Woodsburgh. There are many of these distinct places, but those that stand out the most to community residents are noted below and **Figure 15** illustrates these locations within the Village.

Photograph 1: View of the Woodmere Club from Meadow Drive.

Photograph 2: View of Meadow Drive.

Photograph 3: View of Railroad Avenue.

Photograph 4: View of Ivy Hill Road.

Photograph 5: View toward the Woodmere Channel from Ivy Hill Road.

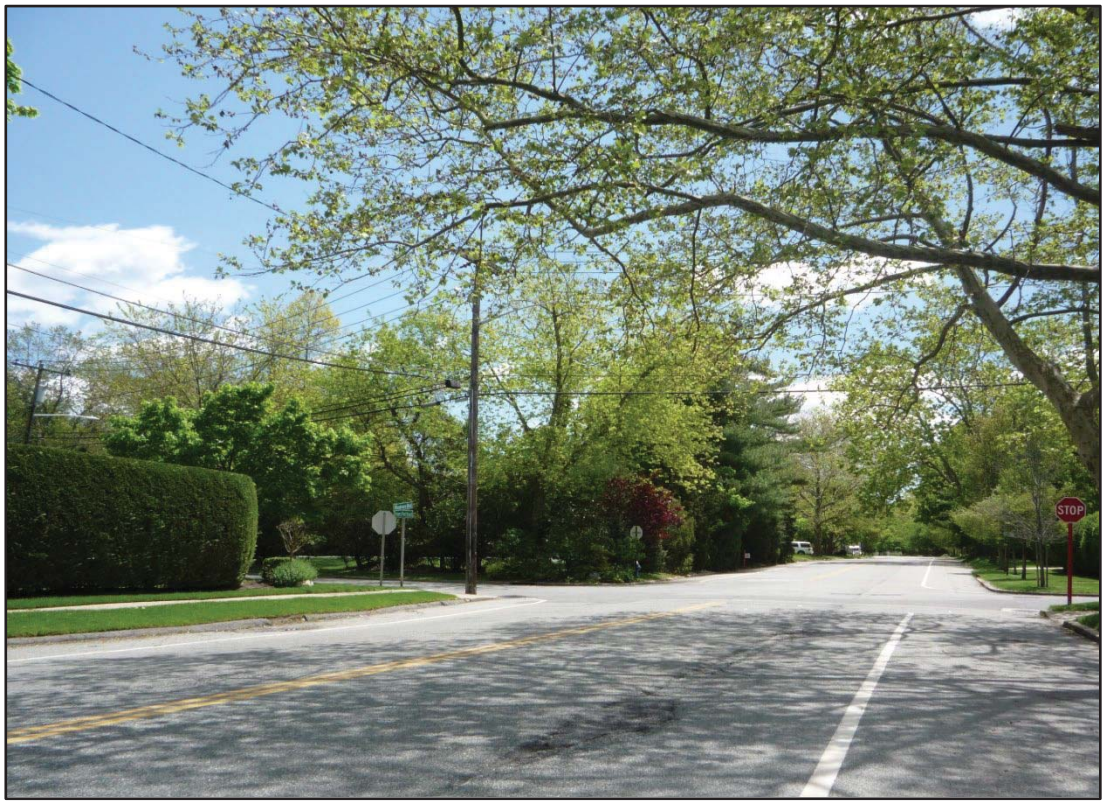
Photograph 6: View of the Woodmere Clubhouse from Meadow Drive.

Photograph 7: View of Brosewere Bay from Hickory Road.

Photograph 8: View of the Woodmere Club from Broadway.

Photograph 9: View of the triangular pocket park containing the Culluloo Telewana

Photograph 10: View of the Woodmere Channel from Keene Lane/Railroad Avenue. monument from Keene Lane/Wood Lane



Photograph 11: View of the Woodmere Boulevard corridor

Photograph 12: View of the Rockaway Hunting Club from the Woodmere Dock.

FIGURE 15
SCENIC VIEW LOCATIONS

Source: NYS GIS Orthoimagery 2016,
ESRI World Transportation
Scale: 1 inch = 700 feet

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Village of Woodsburgh
Vision Plan

4. Neighborhood Character

The Village of Woodsburgh is characterized by year-round residents and quiet residential streets with established tree cover and can be defined as suburban in character. The medium-density residential neighborhood in the Village is generally defined by the large two- and three-story single-family houses on small lots with driveways and lawn/yard areas. The neighborhood is oriented inward, contains trees and winding roads, with few straight connections from one end of the village to the other. The golf course properties are distinguishing visual features that contribute to the character of the village and provide recreation and public open space within the community.

The Village of Woodsburgh is a small, historic and distinctive residential community nestled between scenic coastal waters with marsh islands and well-established and attractive residential neighborhoods associated with the Five Towns. Woodsburgh is a close-knit, tranquil community with narrow winding tree-line roads and scenic views that the community cherishes. Residents are often seen walking with family members or children are playing throughout the quiet neighborhood streets. Others enjoy running or jogging along the scenic roadways beside the channel and the bay. Security cameras and security warning signs throughout the Village's streets make pedestrians and residents feel safe and comfortable.

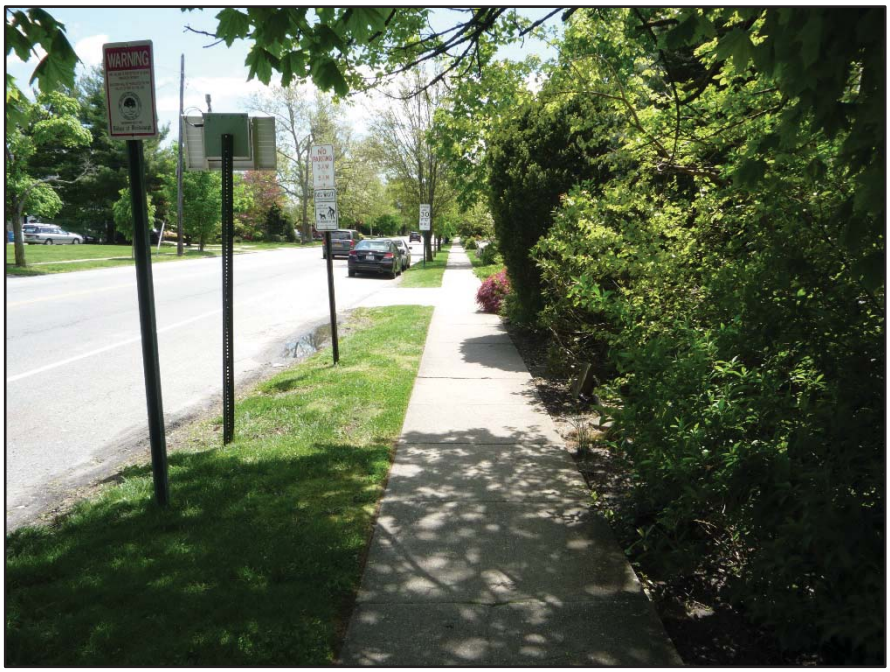
Attractive residential architecture also helps define the character of Woodsburgh. The Village contains various architectural styles, such as Colonial, Tudor, Contemporary, Victorian, Ranches and Post Modern. Although there is not one cohesive style, the variety of architecture through the Village makes Woodsburgh unique and attractive. The following is an excerpt from *A Brief History of the Village of Woodsburgh*:

> "*For a number of years after its incorporation, Woodsburgh changed very little. Its affluent residents strove to maintain the residential character of the community and the quality of new construction. The 1929 stock market crash and the subsequent Depression caused financial turmoil throughout the nation and many homeowners who were wealthy one day were forced to sell their properties the next. After World War II, land speculators who had bought up large estates were in a position to demolish the mansions and erect several fashionable single-family houses where one had been. Woodsburgh was no exception. Seventy-five percent of the houses in Woodsburgh were built after 1939 and the existing homes show a variety of architectural styles. Winding roads and magnificent trees remain -- a testament to the gracious lifestyle of the early residents as Woodsburgh introduces new generations to the charms of one of the South Shore's most historic and congenial communities*".

Additionally, streetscape elements such as street furniture, way-finding signage, gateway signage, lighting and landscaping are important visual resources that define the character of Woodsburgh. Examples of such distinctive features in the Village include:

Decorative wooden sign and lamp post.

Gateway sign with decorative landscaping and security signage.



Wayfinding and security signage.

Street furniture.

When asked what existing features in the Village enhance the character of Woodsburgh, public survey respondents indicated the following:

- Tree lined streets (93%)
- Decorative lamp posts (86%)
- Well maintained properties (85%)
- Winding narrow roads (82%)
- Wooden street signage (75%)
- The Woodmere Clubhouse (68%)
- Traditional architecture (65%0
- Triangular pocket park at Keene Lane/Wood Lane (58%)
- Belgian block curbs (55%)
- Culluloo Telewana monument (52%)

Other responses included no sidewalks and more trees, beautiful green acres adjacent to the Village, large lots, exclusivity and the golf course setting. Residents also indicated in the public survey that there are certain aspects of the Village that can be improved to enhance the Village's quality of life. Feasible responses from the community included:

- Provide more access to the waterfront
- Create public areas to sit near the waterfront
- Improve bicycle lanes and walking paths
- Repair deteriorating roads in the Village
- Improve drainage within the Village to reduce street flooding and flooding in homes
- Reduce traffic in the Village and enforce stricter traffic regulations
- Provide additional stop signs throughout the Village to reduce speeding
- Provide more street parking
- Create a park within the Village
- Maintain existing green space and viewsheds
- Create a Village clubhouse just for residents
- Install new lighting within the Village
- Require lower buildings heights and widths for future development in order to maintain the small quaint Village character
- Prevent overdevelopment within the Village in order to preserve the existing community character
- Limiting powered gardening tool operations to Monday through Friday only
- Limit all construction to Monday through Friday only
- Enforce stricter noise regulations to prevent noise emanating from residences that impacts adjacent homeowners
- Increase security patrol hours and police presence within the Village
- Reduce biting greenhead flies
- Ensure residents are appropriately placing garbage bins on curbsides during designated collection days to increase curb appeal
- Ensure sanitation is properly collected by the sanitation department so that excess garbage is not left in the roadways

In order to preserve the character of Woodsburgh, the elements and features that contribute to the Village's community character must be protected in order to maintain the existing quality of life. If the visual character of the Village is not protected, future residents will not enjoy many of the assets that current residents' value today.

E. TRANSPORTATION

1. Census Data

Commuting Patterns

The U.S. Census Bureau collects data on commuting or "journey to work" characteristics, including the "means of transportation to work" through the American Community Survey (ACS). While the trip to work data does not encompass all trips made within Woodsburgh, the data can assist in understanding the modal preferences and patterns of residents from the Village for one of the largest users of transportation: commuters. **Table 19** below demonstrates commuting data from the 2012 and 2017 American Community Survey Five-Year Estimates for the Village of Woodsburgh.

According to the 2012 and 2017 Five-Year American Community Survey Estimates, the number of workers aged 16 and over increased in the Village by approximately 70 workers from 2012 to 2017. The most common means of transportation to work for both 2012 and 2017 was to drive alone, followed by public transportation then carpooling. The percentage of workers that drove alone to work remained fairly steady around 74 percent of commuters with only a slight increase of 0.81 percent. The percentage of people using public transportation decreased by approximately 15 percent but was still the second most common means of transportation to work. Carpooling increased drastically by 88 percent while walking increased by 66.67 percent and other means of travel slightly increased; bicycling remained at zero. The percentage of people working from home decreased by 14.47 percent according to the 2017 estimates.

Table 19 - Means of Transportation to Work

Means of Transportation	2012 ACS 5-Yr Est.	2017 ACS 5-Yr Est.	Change
Workers 16 years old and over	314 workers	384 workers	+70 workers
Car, truck or van	76.4%	79.2%	+3.66%
Drove alone	73.9%	74.5%	+0.81%
Carpooled	2.5%	4.7%	+88%
Public Transportation	15.3%	13%	-15.03%
Bicycle	0%	0%	-
Walk	0.6%	1%	+66.67%
Other Means	0%	0.3%	Cannot be defined
Worked at Home	7.6%	6.5%	-14.47%
Total	**100%**	**100%**	-

Source: 2012 5-Year ACS, 2017 5-Year ACS Commuting Characteristics

Travel Time to Work

The American Community Survey collects data regarding residents' travel time to work and this data is recorded in the ACS five-year estimates. The travel time to work data for Woodsburgh is shown in **Table 20.** Within Woodsburgh, the average travel time to work decreased from 36.4 minutes in 2012 to 33.6 minutes in 2017 (a change of 2.8 minutes). In 2012, a commute time of 60 minutes or more was the most

common with nearly 30 percent of residents, followed by commute times of 30-44 minutes (23.5%), under ten minutes (17.9%), 10-19 minutes (10.7%), 45-59 minutes (9%), and finally 20-29 minutes (8.6%). According to the 2017 ACS estimate, a commute time of 10-19 minutes was the most common (24.8%), followed by 60 minutes and over (24.2%), 45-59 minutes (16.7%), 30-44 minutes (13.4%), 20-29 minutes (12%), and finally under 10 minutes (8.9%).

Between 2012 and 2017, a commute time of 10-19 minutes increased the most with an approximately 131.78 percent increase. A commute time of 45-59 minutes (approximately 85.56 percent) and 20-29 minutes also grew significantly (approximately 39.53 percent); all other categories decreased. The less than 10 minute category experienced the greatest decrease of approximately 50.28 percent, followed by the 30-44 minute category which decreased by approximately 42.98 percent, while the 60 minutes and over category experienced a 20 percent decrease. The total mean travel time decreased by 2.8 minutes from 2012 to 2017.

Table 20 - Travel Time to Work

Travel Time	2012 ACS 5-Yr Est.	2017 ACS 5-Yr Est.	Percent Change
Less than 10 minutes	17.9%	8.9%	-50.28%
10 – 19 minutes	10.7%	24.8%	+131.78%
20 – 29 minutes	8.6%	12%	+39.53%
30 – 44 minutes	23.5%	13.4%	-42.98%
45 – 59 minutes	9%	16.7%	+85.56%
60 minutes and over	30.3%	24.2%	-20.13%
Total	**100%**	**100%**	-
Mean travel time (minutes)	*36.4*	*33.6*	*- 2.8 minutes*

Source: 2012 5-Year ACS, 2017 5-Year ACS

2. Roads

NYS DOT Functional Classification

There are approximately 5 miles of roadways contained within the Village of Woodsburgh. These roads are generally in good repair and serve the residents well. Many of the roadways are narrow and quiet residential streets with one lane in each direction. There are also one-way streets within the Village (**Figure 16**) and there is at least one roadway that suffers periodic flooding that contributes to its poor state of repair.

The New York State Department of Transportation (NYSDOT) groups roadways into "functional classes" based on the level and character of service the roadway provides. A roadway's classification defines its importance within the overall network. There are six classifications of roads: Principal Arterial Interstate, Principal Arterial Expressway, Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local. However, within the Village, all roads are classified as Minor Arterial, Major Collector, and Local Roads. Broadway and Meadow Drive are classified as Minor Arterials and Keene Lane (between Woodmere Boulevard South and Meadow Drive), Pond Lane, Woodmere Boulevard, and Browers Point Road are classified as Major Collectors. The remaining roadways within the Village are considered local roads.

Table 21 - AADT Values for the Village of Woodsburgh	
Roadway Name and Location	**AADT Value (vehicles)**
Keene Lane (between Woodmere Boulevard South and Meadow Drive)	300
Keene Lane (within the Village and Rutherford Lane)	776
Meadow Drive (between Broadway and Keene Lane)	885
Browers Point Branch (between Woodmere Boulevard South and Hewlett Neck Road)	1,258
Broadway (within the Village)	15,137
Woodmere Boulevard South (north of Barberry Lane)	3,507
Woodmere Boulevard South (south of Barberry Lane)	1,257

NYSDOT provides Annual Average Daily Traffic (AADT) data for some of the roadways within the Village. AADT is an estimate of the average daily traffic along a defined segment of roadway based on short term traffic counts and estimation techniques. The AADT estimation process allows the user to be 95 percent confident that the estimated AADT is within approximately 10 percent of the actual value. The traffic counts, or estimated AADT, for these roads were last updated in 2015 and are shown in **Figure 16**. The AADT values range from 300 vehicles in the interior Village streets to over 15,000 vehicles on Broadway. **Table 21** presents the AADT of vehicles at specific roadways within the Village. It should be noted that the population of the Village and surrounding areas are significantly religious (orthodox Jewish), and there is limited traffic on Saturdays as a result of same.

Input from residents and community members indicated that there are several Village roadway issues and concerns ranging from roadway flooding to congestion. Specific concerns noted in the public survey included provide more on-street parking, reduce traffic within the Village, provide more stop signs to reduce speeding along the curved neighborhood roadways, repave Village roadways and limit traffic on Broadway.

According to Chapter 131, there are specific design standards for new streets and general design standards for improvements to existing streets for subdivision. Design standards for new streets are contained within §131-22(H). With respect to requirements for existing streets, the Village Code notes that all aspects of existing streets must be graded and improved (e.g., gutters, sidewalks, lighting, etc.); however, the Planning Board may waive or vary improvements, subject to appropriate conditions. In addition, the Village Code states that traffic control and street signs must be provided by the applicant for any future development. Chapter 128 of the Code, Streets and Sidewalks, provides general provisions for street excavations and grading, as well as public sidewalks.

FIGURE 16
AVERAGE ANNUAL DAILY TRAFFIC (AADT)

Source: NYS GIS Orthoimagery 2016,
ESRI World Transportation, NYSDOT
Scale: 1 inch = 700 feet

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Village of Woodsburgh
Vision Plan

3. Passenger Rail Service

The Village of Woodsburgh is accessible by rail transportation via LIRR's Far Rockaway Branch. Although there are not any train stations within the Village, the Cedarhurst Train Station and Woodmere Train Station are located just outside the Village, north of Broadway and Central Avenue. The Cedarhurst Train Station is approximately 2 miles northwest of the Village and the Woodmere Train Station is approximately 0.6-mile to the north of Woodsburgh. The Far Rockaway Branch provides service between Far Rockaway and Penn Station and has connections to the Hempstead Branch, West Hempstead Branch and Babylon Branch.

4. Bus Transportation

Nassau Inter-County Express (NICE) local bus service provides 39 bus routes throughout the County. Routes 31 and 32 provide service from Far Rockaway to the Hempstead Transit Center with stops along Broadway and West Broadway in the vicinity of the Village. The Hempstead Transit Center is a major bus terminal that offers connects to several NICE routes including Routes 6, 15, 27, 35, 40/41, 48/49, 54/55, 70/71/72 and Mercy Medical Shuttle service.

On weekdays, Route 31 provides four northbound services and three southbound services between Far Rockaway and the Hempstead Transit Center. However, southbound service begins at Broadway and Merrick Road Five Corners for two of the three southbound services, and southbound service from Hempstead Transit Center and the Malverne LIRR Station to the Far Rockaways is only provided at 7:00 p.m. On Saturdays, there are 19 northbound services and 21 southbound services on Route 31. However, only 19 southbound services are provided from Hempstead Transit Center and Malverne Long Island Railroad Station to the Far Rockaways. Route 31 does not service Long Island on Sundays or Holidays. Route 32 provides 10 northbound services and eight southbound services on weekdays. However, only seven of the eight southbound services are provided from the Hempstead Transit Center and Malverne LIRR to the Far Rockaways (southbound service begins at Broadway and Merrick Road Five Corners for the first morning trip). On Saturdays, Route 32 offers 25 northbound services and 24 southbound services. On Sundays and Holidays, there are 29 northbound services and 28 southbound services.

5. Air Transportation

The Village of Woodsburgh does not contain any airports but there are two relatively close with John F. Kennedy International Airport approximately 7 miles northwest of the Village and LaGuardia Airport approximately 16 miles north-northwest of the Village. Airports are served by numerous passenger airlines including but not limited to American Airlines, Delta, Jet Blue and United. Residents can also utilize smaller airports in western Suffolk County Long Island for domestic travel. These airports include Republic Airport in East Farmingdale, which is approximately 20 miles east of Woodsburgh or Long Island MacArthur Airport in Ronkonkoma, which is approximately 40 miles east of the Village. Republic Airport offers aircraft charters through Jet Flite, Northeastern Aviation Corporation, Ponderosa Air, Sundance Aviation, Talon Air and Ventura Air Services; helicopter charters and casino charters are also offered at Republic Airport. Long Island MacArthur Airport offers non-stop service to many cities and carriers include Southwest, American Airlines and Frontier Airlines.

6. Pedestrian Environment

Within the Village of Woodsburgh, most of the streets do not provide sidewalks. The roadways in the Village which do are Broadway, segments of Woodmere Boulevard South (north of Pond Lane/Browers Point Branch) and the north side Browers Point Branch. Woodmere Boulevard South, south of Pond Lane/Browers Point Branch, contains wide shoulders which could be improved with sidewalks to improve walkability. The remaining roads in the Village are narrow local roads. According to Walk Score, the Village

currently has a score of 43 which indicates that the Village is car-dependent, and most errands require a car.[15]

F. COMMUNITY SERVICES AND FACILITIES

Community service providers are publicly funded agencies, departments, organizations, or districts that deliver an essential governmental service or utility for public benefit. The quality of life within any community is defined in part by the quality of services afforded to its citizens. Providing adequate public facilities and delivering essential services and utilities are of critical importance in maintaining an economically viable and operationally successful and sustainable community. The Village of Woodsburgh residents rely on community service providers that provide an important and critical component of Village day-to-day operations. **Figure 17** depicts the community facilities (i.e., schools, police, fire and sewer district) that service the Village.

1. Governmental Services

Village Government

The Village of Woodsburgh is an incorporated village within the Town of Hempstead, Nassau County, New York. This small 0.4 square-mile suburban community is part of the Five Towns in Nassau County. The Village is located north of Brosewere Bay, on the south shore of Long Island, and is bounded by the Town of Hempstead to the north, Village of Lawrence and Town of Hempstead to the west, and the Village of Hewlett Neck and Town of Hempstead to the east.

The Village of Woodsburgh shares a Village Hall with the Village of Hewlett Bay Park. Village Hall is located outside of the Village boundaries at 30 Piermont Avenue, Hewlett. Governmental services are administered by a Mayor and the Village is governed by a Board of Trustees consisting of five Village Trustees including the Mayor and Deputy Mayor. The Village has a Clerk, Village Treasurer, Village Attorney and a Code Enforcement Officer and Inspector. Village Court is also located at 30 Piermont Avenue.

The administration of the day-to-day function of the Village is performed through a combination of Village, Town and County-administered programs and services. Village functions include but are not limited to: the enactment of local laws; building inspection and code enforcement; and site plan and subdivision review. Highway maintenance of local roads is divided between the Town of Hempstead and Nassau County. Garbage and trash pickup are handled by Sanitary District No. 1 through the Town of Hempstead. The Nassau County Police Department Fourth Precinct administers policing. The Nassau County Fourth Precinct Police Department is located 1699 Broadway in Hewlett.

2. Fire and Ambulance Protection

Fire and ambulance services are provided by the Woodmere Fire Department, located at 20 Irving Place in the Town of Hempstead. The Woodmere Fire Department is a volunteer emergency response organization with engine companies for extinguishing fire, ladder companies for search and rescue, and rescue companies to treat and transport all patients to the hospital.

[15] https://www.walkscore.com/score/96-wood-ln-woodmere-ny-11598

FIGURE 17
COMMUNITY FACILITIES

Source: NYS GIS Orthoimagery 2016,
ESRI World Transportation, Nassau County GIS
Scale: 1 inch = 700 feet

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3. Medical Services

There are no hospitals within the Village of Woodsburgh. The nearest hospitals are St. John's Episcopal Hospital located at 327 Beach 19th Street in Far Rockaway and South Nassau Communities Hospital located at One Healthy Way in Oceanside.

St. John's Episcopal Hospital is a non-profit, faith-based institution that is the only full-service acute care hospital on the Rockaway peninsula. The 257-bed facility provides comprehensive preventative, diagnostic, treatment and rehabilitative services to the Rockaways and Five Towns in southern Queens County and southwestern Nassau County. St. John's Episcopal Hospital's team consists of more than 400 physicians and more than 1,500 employees. In addition, the hospital is also a teaching hospital and trains over 180 residents annually in 10 Graduate Medical Education Programs accredited by the New York State Department of Education.

South Nassau Communities Hospital is also a non-for-profit teaching institution with 455 beds. The hospital provides emergency, medical, surgical, obstetrical/gynecological and acute care services to residents of the entire South Shore from the Rockaways to Massapequa. Aside from the main campus in Oceanside, South Nassau Communities Hospital has nine other satellite facilities in the region.

4. Police Protection

The Village of Woodsburgh does not have its own local police force. Protection services are provided by the Nassau County Police Department.

Nassau County Police Department

Police protection in Woodsburgh is provided by the Nassau County Police Department – Fourth Precinct, located at 1699 Broadway in the Village of Hewlett, New York. The Fourth Precinct serves the communities of Inwood, Hewlett, Hewlett Bay Park, Hewlett Neck, Woodsburgh, Hewlett Harbor, Woodmere, Cedarhurst, Lawrence, East Rockaway, Bay Park, East Atlantic Beach, Atlantic Beach Estates, Oceanside, North Long Beach, Atlantic Beach, Island Park, Lido, and Point Lookout. Both the Woodmere Country Club and the Rockaway Hunt Club are listed as "Places of Interest" on the Fourth Precinct's website.

In 2012, the Fourth Precinct building was damaged during superstorm Sandy and was in accessible due to flooding on the South Shore. A new and larger station house was built adjacent to the old building in 2017 through grant funding and was designed to withstand severe storm event conditions.

In addition to the services provided by the Nassau County Police Department – Fourth Precinct, the Nassau County Auxiliary Police – Fourth Precinct Unit, which is entirely comprised of volunteers, serves Woodsburgh in addition to Atlantic Beach, Hewlett Harbor, Inwood, Cedarhurst, Woodmere, Hewlett, North Woodmere, Hewlett Neck, Woodsburgh, Hewlett Bay Park, Lawrence and Meadowmere Park.

5. Schools

Public educational services, from pre-kindergarten to Grade 12, are provided by both the Hewlett-Woodmere Public School District and the Lawrence Union Free School District. The school district boundary that divides the Village in half runs along Woods Lane, continues south along Birch Lane and West Ivy Hill Road and encompasses the area of the Rockaway Club within the Village boundary. School children in the western portion of the Village attend the Hewlett-Woodmere Public School District and school children in the eastern portion of the Village attend the Lawrence Union Free School District.

The Hewlett-Woodmere Public School District office is located at 1 Johnson Place, Woodmere, and the Lawrence Union Free School District office is located at 195 Broadway, Lawrence.

6. Library Services

Library services are provided by both the Hewlett-Woodmere Public Library, which is located 1125 Broadway in Hewlett and the Peninsula Public Library, which is located at 280 Central Avenue in Lawrence.

The Hewlett-Woodmere Public Library is the Music and Art co-central library of the Nassau Library System and serves the Hewlett-Woodmere School District. Not only does the library loan books, music, videos and DVDs, but also provides defensive driving courses, monthly book discussion and museum passes, among other services for the community. Peninsula Public Library was chartered by the State of New York as a school district library in 1951 and serves residents of the Lawrence Union Free School District. Similar to the Hewlett-Woodmere Public Library, the Peninsula Public Library loans various materials and provides many programs for the community.

7. Waste Disposal and Water Supply

The Village is currently being serviced by the Woodmere-Hewlett Sewer Collection District. Wastewater discharge from the Village is collected at the Cedar Creek Water Pollution Control Plant, which is operated by the Nassau County Department of Public Works (NCDPW). Additionally, the New York American Water Company supplies domestic water to the Village.

8. Village Parks and Recreation

Parks and recreational areas come in many forms. They can be school playgrounds, municipal parks, private recreational clubs, nature preserves or athletic complexes. Presently, in the Village, the only recreational opportunities are the private golf courses. There is also a small pocket park containing the Culluloo Telewanna monument. Just outside of the Village, there are opportunities for water-related recreation including docks and private yacht clubs.

As part of the public survey, community members were asked to identify recreational facilities they utilize outside of the Village and future recreational facilities they believe are needed in the Village. According to the public survey results, the majority of community use County parks (50.8%), public beaches (50.8%), nature preserves (45%), country clubs/golf courses (44.3%), private athletic clubs (40.2%) and pocket parks (31.2%). Less than 30 percent of community members indicated that they use other types parks and recreational areas (i.e., public athletic fields and school playgrounds). When asked what types of recreational facilities members of the community would like to see in the Village (whether or not there is sufficient developable space), community responses included:

- Passive recreation such as benches for viewing the waterfront (57%)
- Pedestrian pathways (53%)
- Bike pathways (51%)
- Play areas (42%)
- Marine park (40%)
- Community gardens (38%)
- Observation platform on the waterfront (30%)
- Tennis courts (30%)
- Pocket parks (2/8%)
- Active recreation such as athletic fields (26%)
- Dog park (26%)
- Swimming pools (19%)
- Basketball courts (18%)
- Community social center (14%)
- Skate park (8%)

In order to determine the proximity of nearby parkland and recreational space to the Village, a drive time analysis was conducted through ESRI ArcGIS. The drive-time analysis identifies the areas that can be

reached within a specified driving time (ten-minutes was used for this analysis) from the center of the Village. **Figure 18** indicates the various parkland and recreational space located within the ten-minute drive time area. Private golf country clubs are the primary opportunities for outdoor recreation within the Village. Just outside of the Village, there are few opportunities for water-related recreation including docks and private yacht clubs. Parkland and wetlands are located along the outskirts of the ten-minute drive time radius.

When asked to provide other comments, respondents stated that they would like to see parks for kids, nature trails for walking, green park for relaxation and quiet passive social interaction (but the park should not allow events and or playing fields), and a walkable nature preserve along the Woodmere Channel.

Based on the public open house, there are several locations in the Village where community members would like to see additional parks and recreational facilities including a Village park on the Woodmere Club or at the existing observation area/parking area overlooking the Woodmere Channel, a nature trail/boardwalk loop along the Woodmere Channel, and a Village Community Clubhouse or Community Recreational Center at the existing Woodmere Clubhouse.

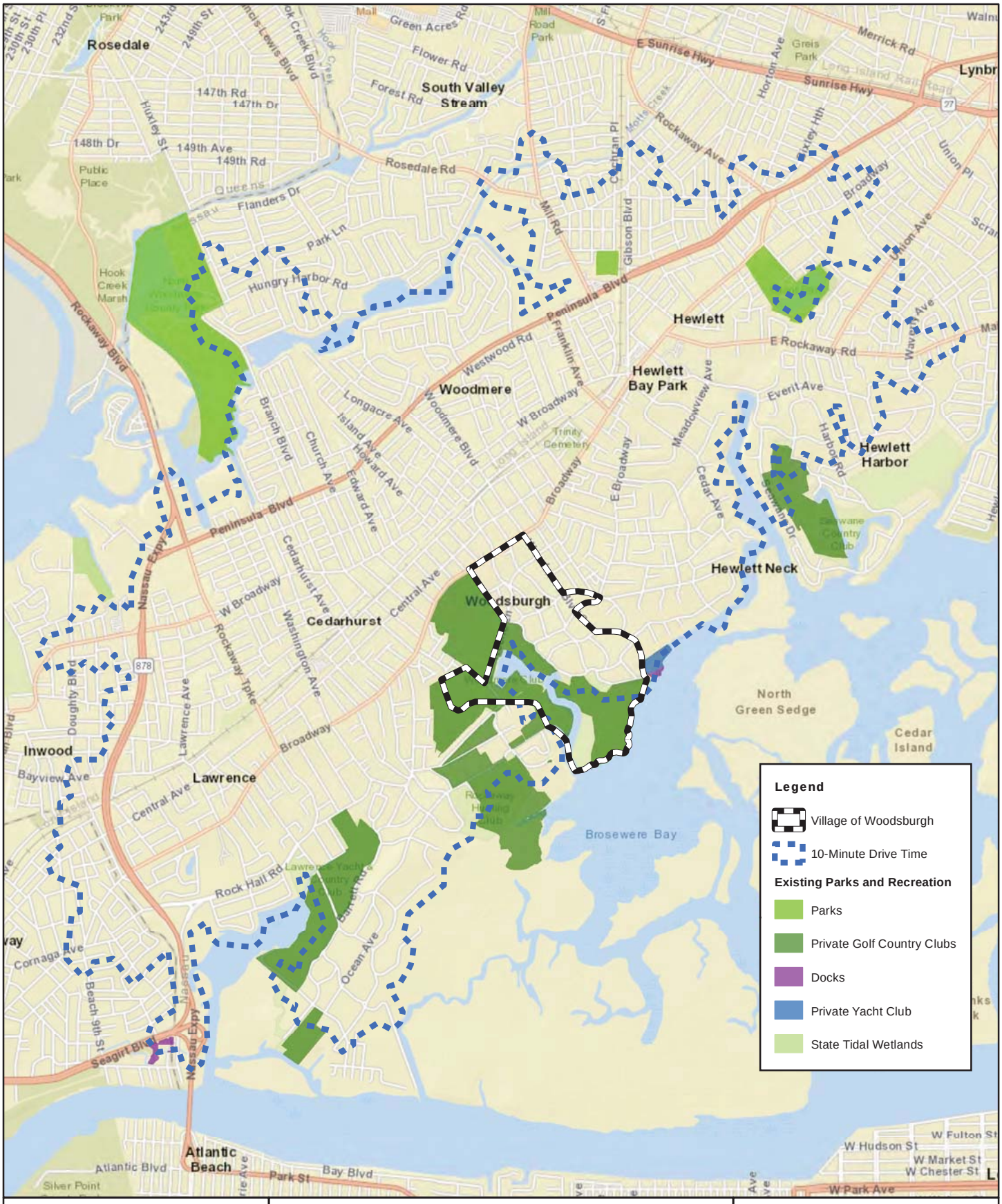

FIGURE 18
PARKS AND RECREATION

Source: Nassau County GIS, ESRI World Street Map
Scale: 1 inch = 3,000 feet

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Village of Woodsburgh Vision Plan

APPENDIX A

New York State Office of Parks, Recreation and Historic Preservation Resource Evaluations for the Flower Streets Historic District and the Rockaway Hunt Historic District

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Resource Evaluation

Date: 10/26/2017

Staff: Paul Archambault

USN Number: 05993.000005

Name: Flower Streets Historic District

Location:

Resource Status:

1. **Determination:** Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. [X] Associated with events that have made a significant contribution to the broad patterns in our history.

B. [ ] Associated with the lives of persons significant in our past.

C. [X] Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or posses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. [ ] Have yielded, or may be likely to yield information important in prehistory or history.

Summary Statement:

Flower Streets Historic District
Sandy Survey 2016
Prepared by Louis Berger

The potential Flower Streets Historic District is eligible for the NRHP under Criterion A in Community Planning/Development as a planned neighborhood that reflects the patterns of development of southern Nassau County, Long Island, as an early automobile suburb. The potential district is also eligible under Criterion C in Architecture as an ensemble of twentieth-century dwellings that embody Colonial Revival and Gothic Revival modifications of the foursquare form. The district retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

Encompassing a roughly 10-acre section of land, the historic district is bound by Broadway to the northwest, a split level development and the Woodmere Golf Club to the northeast,and the Copperbeech historic district to the southwest. The district contains 39 dwellings, two of which are noncontributing. One of the noncontributing properties postdates the period of significance, and the other has been heavily altered. The general surrounding area is a mix of residential clusters with both recreational and religious properties nearby.

The Flower Streets Historic District, which was laid out beginning in 1925, is composed of a variety of modified foursquare forms arranged on lots that measure roughly 60x120 feet. Setbacks are relatively consistent throughout, and landscaping is present on all sides of the dwellings. Forms are generally two and one-half stories tall with Colonial Revival and Gothic Revival elements.

Despite the cohesiveness and clearly planned nature of this development, very little information could be found regarding the historical development of the potential Flower Streets Historic District. The Hyde (1914) map indicates that prior to the development of the land, the property was owned “formerly” by a “Mrs. Willett Lawrence,” about whom no information could be located. The 1926 aerial image (Nassau County 2016) shows that all of the dwellings in the district had been constructed except for the three along Broadway. The lots for these three were already being prepped for construction, however, and garages were in place.

Deeds reveal that when the development was originally platted in 1925, it belonged to Pylon Realty Company (Nassau County 2017). A newspaper story from 1934 also indicates that Kest Realty Corporation was involved in selling these dwellings, as was S. M Goldman & Company in 1935 (Brooklyn Daily Eagle 1934, 1935). No additional information could be found regarding these companies or an associated builder or original occupants of the neighborhood.

Character-defining features include the modified foursquare form in addition to hipped roofs, jerkinhead roofs, hipped dormers, very steeply pitched gabled dormers and wall dormers, jerkinhead dormers, symmetrical façades with classically ornamented central entrances, rounded or semi-elliptical doorways and window transoms, wooden divided-light window sash, and detached single-car garages located at rear corners of lots. Common alterations include vinyl siding and windows, and full- or partial-height side additions.

Sources:

The Brooklyn Daily Eagle
1934 Suburban Deals. May 20:41.

1935 Buys Cedarhurst Home. August 16:20.

Hyde, Belcher E.
1914 Nassau County 1914 Long Island. Belcher E. Hyde, New York. Accessed online May 1, 2017, at <http://www.historicmapworks.com/Map/US/2458/Bellmore/Nassau County 1914 Long Island/New York/>.

Nassau County
2016 Various Property Cards and Historic Aerial Images. Nassau County Land Records Viewer. Accessed online March 2, 2017, at <https://lrv.nassaucountyny.gov/map/?s=54&b=039&l=103>.

2017 Deed of Sale from Burton and Esther Weinstein to Esther Weinstein, December 5, 2008 (filed January 14, 2009), Nassau County, New York, Deed Book 12471, page 0344. Accessed online March 3, 2017, at <https://i2f.uslandrecords.com/NY/Nassau/D/Default.aspx>.

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Resource Evaluation

Date: 04/23/2018

Staff: Paul Archambault

USN Number: 05941.000402

Name: Rockaway Hunt Historic District

Location:

Resource Status:

1. **Determination:** Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

A. [X] Associated with events that have made a significant contribution to the broad patterns in our history.

B. [ ] Associated with the lives of persons significant in our past.

C. [X] Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or posses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

D. [ ] Have yielded, or may be likely to yield information important in prehistory or history.

Summary Statement:

Rockaway Hunt Historic District
Lawrence (Nassau County), NY
Sandy Survey 2016
Prepared by Louis Berger

The Rockaway Hunt Historic District is eligible for inclusion on the National Register of Historic Places (NRHP) under Criterion A in the area of Community Planning and Development for its association with the initial development of the Village of Lawrence as well as for its planned layout as an exclusive speculative development along winding drives. The district is also eligible for inclusion on the NRHP under Criterion C as a unique ensemble of elaborate 19th-20th century dwellings of a number of architectural styles designed by a number of both locally and nationally important architects. The Period of Significance is 1878 through 1967. The Period of Significance begins with the establishment of the Rockaway Hunting Club in 1878, a central fixture of this area for almost 140 years, as well as with the first confirmed dwelling date of construction. Additionally, the Period of Significance runs up through the 50 year mark in 1967 as the club is still in use today and remains an important gathering place within this upscale neighborhood. Individual dwellings also continued to be constructed on subdivided lots throughout this period.

The Rockaway Hunt Historic District encompasses a 400 acre area which runs along the southeastern edge of Lawrence, also known as Back Lawrence. The rough border of the district includes Barrett Road and Atlantic Avenue to the northwest, the Woodmere Golf Club to the northeast, marshland and the Isle of Wight neighborhood to the southeast, and a mix of marshland and Lawrence Country Club links to the southwest. The southern half of the district is separated from the remainder of the Village of Lawrence by the Lawrence Country Club golf course and is accessed by Causeway Road. Reynold's Channel is located a short distance south of the district and is accessed via the Isle of Wight neighborhood. Aside from the Rockaway Hunting Club facilities, which sprawl throughout the northeastern end of the district, the district is strictly residential. Dwellings consist of a variety of architectural styles and ages, including vernacular forms and architectural styles such as Federal, Shingle, Colonial Revival, Tudor Revival, Spanish Revival, Mid-Century Modern, Brutalist, modern ranches, etc.

Circa 1855 the Lawrence brothers, Newbold, Alfred, and George, purchased the farms and adjacent properties in what now is the residential neighborhood and golf course. The Lawrence brothers were descendants of the initial Lawrence family, including the brothers John and William who arrived in Long Island in 1644 and played a pivotal role in establishing Hempstead (Elliot 1896:4).

By 1869 the South Side Railroad Company had constructed a branch from Valley Stream to Far Rockaway, providing the first rail access from the Five Towns region to the greater metropolitan area. This move would spur development all along the Rockaway Peninsula, and the Lawrence and Cedarhurst area was no exception. According to The History of Nassau County Community Place-Names, the Lawrence brothers had been real estate speculators in New York City. Fittingly, seeing an opportunity for development when they saw the coming of the railroad, the Lawrence brothers donated the land on which the local railroad station was built and, as such, the station was named Lawrence. Subsequently, when the station was opened in June 1869, the village became known as Lawrence as well (Winsche 1999:56).

Around 1880 a group of investors purchased a large portion of the Lawrence family land:

“The purchase of the old and valuable Lawrence estate from Messrs. Alfred and Newbold Lawrence by a party of New-York gentlemen was briefly alluded to in The Times last winter. This tract comprises more than 1,000 acres, mostly of well-shaped upland, and it takes in nearly a mile of splendid ocean beach between Rockaway and Long Beach. It is approached from the railroad station by a pleasant country road, and a creek of clear running water nearly cuts it off from the mainland. The principal points of excellence claimed for it are its healthfulness, its sweeping and beautiful views, its fine beach, and its exclusiveness “(NYT 1882).

By 1878 the sport of fox hunting had become so popular in the vicinity that the Rockaway Hunting Club was established nearby in Bayswater, Far Rockaway. The club moved to its current site in 1884 and saw an increase in membership from 60 to 100 people. Initially the Rockaway Steeplechase Association was founded here with John D. Cheever as the president, but was soon leased and then sold to the Rockaway Hunt Club (Bellot 1917:74-79).

A no longer extant rail extension from the Woodsburgh station was built to the neighborhood to provide direct access to the club (see 1886 Beers Map). The facility included a clubhouse overlooking the steeplechase course, as well as land for hunting, tennis, and polo activities (Village of Lawrence 2002:43; WPA 1941:42). The initial Cedarhurst club, designed by architect Bruce Price, burnt to the ground in 1893 but was rebuilt the following year. A prominent New York architect, J. Monroe Hewlett, designed the new building as well as many outbuildings. The building was also enlarged in 1903 and remains the oldest country club on Long Island today. A few golf houses were lain “around the perimeter of the steeplechase course” after the sport came to America in 1891. The course continued to expand, with a large redesign between 1916-1918 by Deveraux Emmett, an “eminent golf architect.” Hunting was discontinued in 1899 due to all of the building development nearby, but golf and steeplechase remained important activities into the late 1930s (SPLIA 1981c).

As noted above, extravagant dwellings were constructed in the Rockaway Hunt area by both locally and nationally renowned architects. This was partially due to the nature of the real estate development as the Ocean Point Company sold building sites rather than buildings themselves. It was practice for the purchaser to then hire his own architect or builder to design the dwelling (Village of Lawrence 2002:44). Some examples of this practice are the Shingle style dwelling 290 Ocean Avenue designed by the firm Lamb & Rich, the Colonial Revival at 354 Longwood Crossing designed by local architect Roderick Barnes, the Colonial Revival at 229 Hollywood Crossing by “well known architect Bradley Delehanty,” and the Dutch Colonial Revival at 175 Causeway that is suspected to have been a Stanford White design (SPLIA 1978b, 1978a, 1981a, 19178c). The trend continued up through the mid-twentieth century, as well, as evinced by two Modernist Marcel Breuer dwellings at 175 and 339 Ocean Avenue.

While many dwellings were constructed for the owners as primary or secondary homes, at least one plot of land at the northeastern section of the district was developed by the owner as rental property. The three high style houses at 620 Chauncey Lane, 600 Chauncey Lane, and 150 Albro Lane were constructed for a Ms. Rutherford as rentals. These dwellings were all designed by locally known architect Louis Boynton (1981d; Embury 1910). Their architecture includes takes on Spanish, Italian, and English design.

Older dwellings from the early period of development tend to be larger and grander in scale, whereas mid-twentieth century dwellings are more modest and mimic typical mid-century dwellings are more modest and mimic typical mid-century forms. Non-style specific character-defining features include large asymmetrical lots with privacy hedges or property walls or gate piers constructed in brick and/or stuccoed, large curving driveways, and a mix of attached and detached garages. Style-specific features include a variety of roof forms, material usage, and ornamentation. Common alterations include loss of decorative details, as well as the addition of vinyl siding and window.