

# Village of Shoreham



## *Comprehensive Plan*

*October 2015*

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## 1. Our Vision

The Village of Shoreham is a unique, residential community, cherished for its extraordinary natural beauty, rich historic and architectural resources and rural sense of place and peace. Shoreham Village has a 100-year history as a quiet rural community. The amenities afforded Village residents are some of the best on Long Island. Extensive recreational facilities, parkland and a beautiful beach, all nestled in a bucolic setting, make the Village a very special place. Future development should be harmonious with the existing character of the community, should not detract from these rural and natural characteristics, and should always consider the environment. Consistent with the underlying rationale for incorporating in 1913, the Village of Shoreham will continue to protect its character, heritage and quality of life.

This Comprehensive Plan summarizes what our community is all about...its background...its history...its challenges, both in terms of the environment and zoning...and its ultimate goal of continuing traditions and a heritage having been enjoyed by its residents for over 100 years.

## 2. Background

The Village of Shoreham is located about 60 miles east of New York City on the North Shore of Long Island, bordering Long Island Sound. A community of some 530 residents, it shares its name with other local entities, including the hamlet of Shoreham to the south and east, the Shoreham/Wading River School District and the Shoreham Fire District. Its land area is about 276 acres, 30 acres of which being parkland. It is a quiet, bucolic place of residential neighborhoods with no significant commercial activity.

The topology of the land in the area led to the Village's founding and development in that particular place. A valley between steep hillsides leads one from North Country Road down a mile-long path to a broad, level beach on Long Island Sound. At the beach, high cliffs protect the land from the sea on either side of this natural beach opening. In earlier years, the terrain made it a natural place to harvest and ship firewood by boat to New York City and to brick factories along the Hudson River. From

that start in the 19th century, development continued over the years as people found the area with its hilly terrain, and easy access to the Sound, a pleasant place to live.

The early residents of the Village, starting around 1900, gradually improved the community with homes, roads, inns, stores and utilities. A popular inn near the shore attracted guests, including actors and actresses from New York City, during summer months. Local government was established via incorporation in 1913. The roads were paved shortly thereafter, laid out by the prominent landscape architect, Arthur Holton, who specified graceful curves in harmony with the hillsides that allowed changing views of the Sound to the north. From the beginning, the population of the Village included numerous professional people, such as attorneys, doctors and teachers, who could afford a second home as a retreat from the City in the summer, or as an attractive place to raise a family. This trend continues today with business people, entrepreneurs, financial people, professors, retirees and scientists, living alongside skilled artisans and tradespeople in a vibrant mix of population.

The Village has always faced challenges that have been successfully handled by its residents and volunteers who have donated their time and skills to Village life. These challenges will change and perhaps intensify in the future, as daily life becomes more complex: the busy nature of modern life; the cost of goods and services; increasing rules and regulations from all levels of government; the affordability of living in the Village and its effect on younger people living here. Current and future residents will have to decide for themselves what kind of Village they want and how they can achieve the life they desire. One thing is certain: it will require hard work and a generous amount of time from the residents. In any case, the rewards of living in the Village will likely continue to be worthy of the effort.



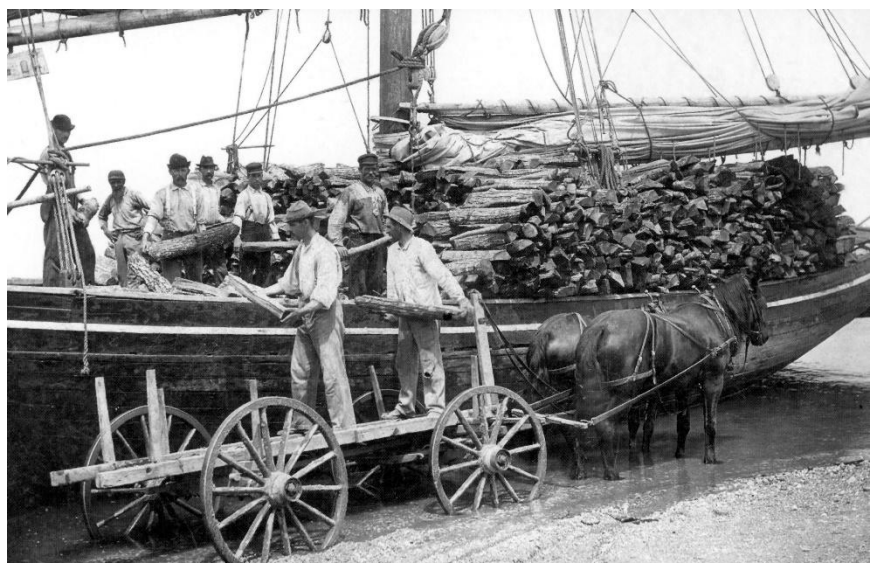
### 3. History

*This history is partly adapted from A Short History of Shoreham Village by Mervin G. Pallister, Village Historian 1972-1986. Additional information is from public comments made by residents at the centennial celebration event, Village History Night, July 13, 2013, from other written historical accounts, and from private conversations and resident reminiscences.*

As far back as 1650, the east end of Long Island was being settled by New Englanders, and in 1655 colonists from Connecticut settled in the vicinity of Port Jefferson. The latter were instrumental in organizing the Town of Brookhaven in 1664, at which time the Town extended well to the east of Wading River. Sometime around 1670, one Richard Woodhull negotiated a confirmatory deed from the Indians under which the Town acquired full title to the lands along the Sound. In gratitude for this accomplishment, the Town deeded him a large tract of land along the shore which is believed to include the portion of Shoreham to the east of Woodville Road. The earliest owners of the lands west of Woodville Road appear to have been the Miller family of Miller Place.

By the time of the American Revolution, the Miller lands belonged to one Peter Skidmore, and the Woodhull lands to one Wessell Sells (the latter's name still survives in "Sills Rock"). Woodchopping was the principal industry in and around Shoreham during the century before 1880. Cordwood to fuel the brick kilns along the Hudson River was brought to Shoreham beach by way of a network of trails converging on Woodville Road, whence it was loaded aboard small sailing vessels for transport to New York City (please see nearby photo.) A small cluster of woodcutters' cabins sprang up about a mile inland and was known as "Woodville." The wagon trail to the beach became "Woodville Landing Road."

In the early 1800s, the Skidmore holdings were passed to one Daniel Swezey, who operated a



small store near the beach, later to be known as "Swezey's Landing." Somewhere around the time of the Civil War, Swezey's holdings were passed to one William Dickerson, under whose family extensive orchards of apples, peaches, pears, and plums were developed in the lowlands along both sides of Woodville Road.

While the outlying farms and settlements date back to Colonial times, the history of modern Shoreham may be said to date from 1890. In that year the North Shore branch of the Long Island Rail Road terminated at Port Jefferson, but plans were afoot to extend it to Wading River, with way stations at Miller Place, Rocky Point and Shoreham. Appreciating the boost this would give to property values, a far-seeing Ohio banker, James A. Warden, acquired extensive landholdings in and around Shoreham and undertook the development of a residential community there under the name of "Wardenclyffe." When the rail road extension opened in the spring of 1895, the station at Shoreham was officially "Wardenclyffe." In 1906, Warden died suddenly while traveling in Scotland, after which development efforts were taken over by his executor and business partner, Herbert Hapgood, who renamed the community "Shoreham" for Shoreham-by-Sea in England.

With the notable exception of several of the original houses on or near Woodville Road, most of the older houses were constructed during the first two decades of the 20th century. Development of the "old" Village (defined as the Village west of Woodville Road and north of Overhill Road) was undertaken by the Oak Ridge Company, which was financed through Charles J. Tagliabue. His son-in-law, Herbert Hapgood, oversaw the engineering and construction work and incorporated the clean, simple lines of the Arts & Crafts "four-square" style in his designs, some of which survive to this day. Other styles from that time survive as well.

In those years, Shoreham was primarily a summer resort, with only some of the service people living there year around. Most of the homes built in the old Village reflect this heritage. They were built as summer residences and retain a period charm, but most of such houses lacked good foundations, insulated walls and sturdy timbers. Costly upgrades in the intervening years have made them habitable year-round.

By 1913, it had become apparent that the hilly terrain of Shoreham made it necessary to construct a system of roads to be free of washouts having plagued the community from

the start. It was proposed that the roads be concreted, and that the Village be incorporated as an entity to issue bonds to cover the cost of the work. Incorporation was accomplished in 1913, and the roadwork was undertaken forthwith. In those early years, a drainage pipe to carry rain water to the Sound was installed parallel to Woodville Road and remains in place to this day. For environmental reasons, the Village today is seeking to intercept most rain water in dry wells throughout the Village to be recharged into the ground.

The Suffolk County Land Company, owner of the lands east of Woodville Road, had commenced development of what came to be known as the "Estates." Under its owners, Richard D. Upham, Henry B. Johnson and Herbert Hapgood, some dozen large houses were built along Briarcliff Road and Tower Hill Road. The grandest of these resembled the large estate homes of the Gold Coast to the West. The Shoreham Inn, at the site of the present basketball court, was in operation and had achieved considerable success. A "power house" with a pumping station and ice plant had been built east of the Inn and water mains laid throughout the Village. Electricity and telephone services were established around 1915.

In 1951, a large portion of the "Estates" area was annexed by the Village. In 1957, the "Shoreham Slopes" was added, and in 1966, the lands now occupied by the Episcopal Church, Verizon and the Long Island Power Authority were also added. Two parcels on Briarcliff Road at the eastern edge of the Village have been added since that time.

The Village has from time to time acquired various park and recreational lands. It owns the Western Parkland, a strip of wooded land along most of the western edge of the Village. Along Woodville Road, it owns one recharge basin and shares ownership of another recharge basin with the Town of Brookhaven. It also owns parkland along the western side of Woodville Road as a buffer for homes beyond. Opposite Overhill Road it owns a tract of nearly six acres of undeveloped land designated as "Major Hopkins Park", which was given to the Village by one Arthur J. Sackett and his wife in memory of her brother. At the southeast corner of Woodville Road and Briarcliff Road, it owns the land on which the tennis courts and ball field are located, and at the northeast corner, where the basketball court, playground and platform tennis courts are located. It also owns the Village Hall property on the waterfront, but not the southerly parking

lot, which is owned by the Shoreham Country Club. There are other small parcels of land scattered elsewhere around the Village.

Shoreham has witnessed or been home to several luminaries early in its history. First, there was Nikola Tesla, who was the inventor of AC motors and favored the use of AC power transmission at the start of the electrical age. He built and operated a laboratory for experimenting with high voltages and sought to transmit power through the air with radiated waves. Regrettably, little of lasting value came from his efforts at that laboratory. Second, Lee DeForest was an early resident of the Village and inventor of the "triode" vacuum tube. This significant invention made amplification of weak signals, such as that from a microphone, possible for the first time. That led directly to radio broadcasting, television and long distant telephone service, among other applications. He transmitted the first live broadcast from the stage of the New York Metropolitan Opera in 1910, a performance of *Tosca*, reaching as far as Newark, NJ. In addition, numerous newsworthy and accomplished people have lived there, including actors, actresses, artists, musicians, playwrights and women's suffragists, among others. Most notable among the suffragists was Elizabeth Cady Stanton, partner of Susan B. Anthony, who summered there in her last years, and her daughter Harriot Stanton Blatch, who ran the New York Suffrage movement for 20 years from her beautiful home on Tower Hill Road.

Summers in the 1920s must have been lively and fun, just as they were elsewhere in a prosperous country. Despite the implementation of Prohibition from 1920 to 1933, accounts tell of a robust trade in alcohol-related beverages from vessels anchored off-shore beyond the three-mile limit of the law. Sadly, those years were followed by economic recession and war in the 1930s and 1940s. Shoreham did not escape its share of difficulties. Money was tight, gasoline was unavailable for travel, and numerous houses were put up for sale, sometimes at rock-bottom prices. The Inn was abolished in 1930. The trains stopped running in 1938, making it difficult to get to the Village from New York City. This had a significant, negative impact on Village life, since it was still primarily a summer resort at that time. Numerous houses fell into disuse. Uncontrolled vegetation overgrew many properties and houses and buildings needed paint and repair. By war's end, the Village had a shabby, unkempt appearance. A New York physician, who summered nearby in Rocky Point with his young family, drove through the Village one day during the war and was astonished by what he saw. Recognizing a

golden opportunity to acquire good property at affordable cost, and convinced that living in Shoreham would be a good choice for him and his family, he bought a home and lived there for the summer months. He convinced a number of his professional colleagues and friends to do the same, assisting a budding revival of the Village's prospects. The Brookhaven National Laboratory, seven miles away, was established in 1947 and soon, engineers, scientists and support staff from there sought year-round housing in Shoreham.

By 1951, the fortunes of the Village looked promising enough that a new zoning code was adopted to control the anticipated building boom in the Estates area. By 1966, the Village had its first scientist from Brookhaven as Mayor, Dr. Howard Curtis. Numerous new homes were being constructed in the Slopes and the Estates sections of the Village. Grumman Aerospace expansion and the new Stony Brook University provided employment for other year-round residents. All these newcomers to the Village led to trepidation among the older families, some of whom had fiercely resisted the proposed extensions of the Village's boundaries. Fortunately, the more visionary leaders of the Village prevailed, for the human resources of the Village would have been too marginal for the Village to have survived into the current age without the dynamism provided by the new residents.

## **4. Village Government**

### **4.1 Government Organization**

New York State law governs the organization of Village government. We have a mayor, four trustees and a Justice elected to their jobs for two-year terms. Paid support staff includes a Clerk/Treasurer, Deputy Treasurer, Code Enforcement Officers, Village Handymen and Village Hall Steward. The Village retains a civil engineer and an attorney to advise as needed. In addition, there are persons delegated to address various matters including those related to building and grounds, environmental matters, parkland, parks, public works, recreational facilities and zoning. Ad hoc and standing committees are also appointed from time-to-time.

### **4.2 Village Hall**

The current Village Hall was completed in 1991, after the previous building on that site had been destroyed by fire in 1987. It has a room for meetings, Village offices and

storerooms on the lower level, and a large room for social events on the upper level, with a large deck overlooking the Sound. The Village holds numerous social events there throughout the year, open to all residents. The popular annual July 4<sup>th</sup> celebration is held on its grounds following the “big parade” through the streets of the community.

A building known as the “Log Cabin,” with surrounding land, was originally acquired by the Shoreham Country Club in 1916 for its various social functions. The structure was also used as a Village Hall for occasional Village meetings. By 1919, both the Village and the Club deemed the building inadequate. A new agreement was reached whereby the Village took ownership of most of the land and erected a small building for Village use and Club functions. This arrangement continued until 1987, when the building, with its many subsequent additions and improvements, burned to the ground. The Village floated a bond and erected the building we have today, with the Club retaining ownership of the parking lot south of the building.

The Village Hall, with its nearby recreational facilities, represents the “heart” of the community.

#### **4.4 Codes**

Village codes regulate various aspects of Village life: beach rules, civil behavior, parking, property maintenance, speed limits, etc. These codes date to 1951, with the addition of local laws being enacted since that time. But these codes and laws need to be updated to reflect present-day concerns and new requirements from the State. Future codes need to address energy standards and other environmental issues. The Village’s unique location on the Harbor Hills moraine within a watershed that abuts Long Island Sound presents special environmental challenges. The impact of these environmental issues must be considered in the development of new codes and laws, particularly regarding land use and zoning.

The current Village Zoning Code also dates from 1951, replacing codes enacted in 1927. Various zoning local laws have been adopted since 1951 addressing pressing issues of the day.

Buildings records are sparse prior to 1964. Record keeping has been more complete since that time. Records are kept in the Village Hall, many of which have been digitized over the past few years.

Since most land in the Village has been developed, the 1951 Code primarily controls building modifications. In the period from 1965 through 1974, 74 new homes were built, nearly 40% of the Village's total. In the year 1967, 15 permits for new homes were issued, with 13 issued in 1966 and 10 in 1969. Home styles have ranged from ranches — to Cape Cods — to colonials — to modern. Recently, it has been rare to have even one new house permit issued per year, although every year there are about a dozen permits issued for additions, alterations, pools, etc. Also notable is the fact that relatively few variances have been needed over the years. Now, the Code is in need of revision to make its language consistent with present-day legal usage and terminology, and to better cope with applications to rebuild, revise or tear down homes, particularly in the old Village.

A revised code for the Village must also address several other issues. State building codes change frequently and always in the direction of more requirements and greater complexity. As such, professional assistance in such matters is becoming more important. More specificity for “submittals” required to process building permit applications is also needed.

#### **4.5 Property Maintenance**

It is the responsibility of residents to maintain their property in presentable condition so that the ambience of the Village is not degraded and property values do not suffer. This responsibility extends to the road right-of-away along a resident's property. Current Village laws are somewhat weak in this area and need clarification and enforcement provisions. The Village, of course, is also ruled by the New York State Property Code and those requirements need wider dissemination. In addition, there is a need for revised rules regarding parking and storage of boats, trailers and trucks, as well as better enforcement provisions for those rules. Residents should be encouraged to protect their trees from defoliation, to prevent the growth of invasive and noxious plants that can spread to other properties, and to minimize stormwater runoff.

#### **4.6 Infrastructure Projects**

Shoreham has been working diligently in the last few years to reduce stormwater reaching the Sound. The cost of this effort has reduced the funding available for roads that are now suffering from neglect and the effects of a recent installation of water mains. Badly needed re-paving and curbing repairs on the streets of the old Village have also been delayed. The Village is aware of the funding levels necessary to perform

effective road maintenance on a recurring 20 year cycle. In past actions, the Village Board has increased the road budget for this purpose, but additional funding needs to be found.

Village Hall maintenance is ongoing. A new roof was installed last year and numerous other repairs were made. The Village sports and recreation facilities, including the beach, need constant funding in order to keep them in suitable condition. Hurricane Sandy wreaked much damage at the beach and destroyed many trees throughout the Village. Although some of the cost of repairing the damage was offset by FEMA grants, the Village was still left with significant, unanticipated expenses.

Many desirable capital improvement projects that have been suggested by residents await funding. Among these are noise abatement in the Village Hall, refurbishment of sidewalks along Woodville Road and beautification of the beach, particularly near the outflow pipe.

Utility projects that would benefit residents include the extension of optic fiber into the Village for improved internet speeds, burial of utility lines for protection from storms, and natural gas piped into the Village, to name a few. Cell phone communication is poor in the Village because of the hilly terrain and improvements to cell phone reception should be explored.

## **5. Environmental Issues**

### **5.1 Stormwater**

From the days of old, when the Village's roads were first paved, there has been a drain pipe in place extending from the north side of Overhill Road to the beach. This pipe captures water from the old Village, Woodville Road and lands east thereof and funnels it to the outflow pipe at the northwest corner of the Village Hall. There are also two sumps on the west side of Woodville Road, one at Circle Drive north, and the other at Overhill Road. The former, which captures water from Woodville Road and Valley Way, rarely fills up. The latter captures water from Overhill Road, Woodville Road and the wooded land owned by the Town of Brookhaven adjoining Major Hopkins Park, an outflow area for stormwater from Arbor Road, Upham Down and Suffolk Down. This sump has filled in extreme storms, overflowing onto Overhill Road and flooding nearby yards and basements, much of which finds its way to the Sound. Lawn chemical

residues, normal road detritus, and bacteria are all bad for the Sound's environment. Stopping this run-off has been, and will continue to be, a major focus of the Village's environmental cleanup efforts.

To further abate stormwater runoff from roads into the Sound, the Village has installed numerous dry wells at strategic points throughout the Village. These capture the water and drain it into the ground locally. This has been a costly program, financed by Village taxpayers, but also aided by several New York State grants. These dry wells have already had a sizable impact on the amount of water reaching the Sound.

The Village has recently appointed a Green Infrastructure Committee for a dual purpose: to seek soft infrastructure solutions, such as porous pavement, rain gardens, and rain barrels, to control stormwater drainage, and simultaneously to seek funding for implementation of those solutions.

## **5.2 Beach and Bluff Erosion**

The Village and most residents living along the bluff have protected their properties with barriers, usually of bulkheading and large boulders placed at the base of the bluff. These have successfully protected the bluffs in Shoreham from receding by a foot or two a year as they have in earlier years. While boulders offer protection to the bluff face, vegetation is also important.

## **5.3 Invasive Plants and Insects**

Major damage has been wrought by invasive vegetation throughout the Village. Bittersweet, English ivy and wisteria have taken their toll. Some years ago, the Village rid most of its Parkland of invasive vines through a program recommended by the Nature Conservancy and other regulatory agencies. The vines no longer pose a threat, but they are beginning to return in some areas and action is again needed. Much of the desirable, native vegetation has returned to the formerly afflicted areas. Unfortunately, newer invasive species such as bamboo, Norway maple, winged euonymus, Japanese knotweed and garlic mustard have appeared and should also be eliminated from Village Parkland. Residents should be educated on the long-term harm and negative implications of these plants.

Invasive insects too have taken a toll. The woolly adelgid bug, a native of East Asia, has killed virtually all the lovely hemlock trees and hedges in the Village. The worst invader by far has been the gypsy moth caterpillar. This pest appears every spring, its

numbers seeming to wax and wane on a seven-year cycle. At its peak, an oak tree can lose most of its leaves. Most oaks can withstand a complete defoliation and still recover, but not the Chestnut Oak, a species in the White Oak group, native to the Eastern US. It can be recognized via its massively ridged dark gray-brown bark. This beautiful tree, which had been plentiful in the Village, has now mostly disappeared. These trees could have easily been saved with application of a biologically safe insecticide.

Thus far, we have not had the Asian Long-Horned Beetle or the Emerald Ash Borer in Shoreham, but we need to remain vigilant against these and other deadly pests that are devastating trees to the West and that may show up here.

## **5.4 Organic Lawn Care**

The Village maintains sizable lawn areas around the Village Hall, the children's playground, and the ball field, named Joe's Field after a former Mayor. These areas are presently receiving organic lawn care without the use of chemical pesticides. This approach is annually reviewed to ensure that it is a suitable alternative to the customary approach of using manufactured materials to maintain the lawns at acceptable levels. Criteria include: safe play by children; lawns free of clover, weeds, ticks and mole or vole holes; and tunnels dangerous to leg and limb. Residents are encouraged to investigate the use of organic lawn care for their own properties.

## **5.5 Wildlife**

Deer, opossums, rabbits, raccoons, squirrels and turtles all live in abundance in the Village. Sometimes, a fox is spotted. The population of wild turkeys is increasing, and at times a pheasant or bird of prey is seen. Numerous birds are attracted here because of the many trees and wooded areas.

By far the biggest wildlife problem is the overabundance of white-tailed deer. A recent census indicated that there are about 80 deer per square mile on Long Island, where 20 would be normal in a wild population. Because of this population pressure, they eat virtually every desirable plant known to man; most residents have given up the struggle to grow even a few flowers or vegetables. Worse, deer bring ticks carrying Lyme and other tickborne diseases that are being contracted by more and more residents. Just this year, another disease (Anaplasmosis) has become more prevalent. This is a regional problem and needs a solution for all of Long Island.

## 6. Residents, Zoning & Land Use

### 6.1 Zoned Areas, Potential Subdivisions

Shoreham is primarily a community of single-family residences, many with children. Some plots, however, are used for non-residential purposes (e.g., church, doctor's office, elementary school, utility facilities). In addition to Briarcliff School, the Village is served by three other public schools not far from the Village boundaries. Fire protection and emergency services are provided by the Rocky Point Fire Department. Police protection is provided by the Suffolk County police.

There is renewed interest in exploring the historic nature of the community and its structures. Several different architectural eras and styles are represented by the homes in the Village. Most of these are at least 50 years old and some in the older parts of the Village are now over 100. These range from some of the original late 19<sup>th</sup> century farmhouses and woodcutters' cottages...to the homes of the founders of the summer arts and crafts...to the estate homes...to those built in the mid-20th century. Hopefully, homeowners will preserve historically significant details of such houses. To assure such protection, however, the Village might want to consider formal historic designations as permitted by law. As noted, home styles in the Village range from old to modern, often side-by-side, and this mix will no doubt continue into the future. The Village definitely has an interest in preventing "tear-downs," and rebuilding of older sections of the Village with look-alike, tract-style houses, or houses that dwarf in size other nearby houses.

A threat to the Village's heritage could come from outside the Village: the much-loved old brownstone rail road bridge (please see nearby photo) that forms the portal to the Village, the last of many like it along the North Shore, was once slated by a higher government body to be bulldozed away in the interests of "traffic safety." Someone luckily caught wind of this unfortunate plan before it was too late and the bridge still stands today. Still, a well-meaning government functionary could issue a demolition order in the future because the Village does not "own" the bridge. Designating the bridge as "historic" may help to ensure its preservation.



A snapshot of Village demographics, taken from the US 2010 census can be gleaned in the following numbers:

Houses or buildings	207
Empty houses	9
Empty lots	5
Households	192
Rental households	13
Country Club households	97
Summer households	17
Snow-bird households	5
Residents	531
Adults	405
Older than age 65	99
Single men	23
Single women	42
Children less than age 18	126
College students	31

There are currently 531 people living within the Village in 192 households. This number includes adults, college students, children and summer residents. About 19% of the

population is 65 or older, 24% are children, and 12% are single adults (widows, widowers, unmarried or divorced.) About 100 Village families belong to the Shoreham Country Club.

## 6.2 Potential Subdivisions

Property is mostly developed in the Village. Presently, there are only three conforming lots remaining where a new house could be built without subdividing (Briarcliff Road, Dickerson Drive and Fitzgerald Road). There are some larger properties, listed in the following table, where a subdivision of the land could provide more building lots. A large tract of land that could become available is the Briarcliff School property. The school district has suggested that budget constrictions may force that school's closure. The school building was once known as the "Upham Mansion." It was converted to a private boarding school in 1947, before being acquired as a public school building in 1951.

Road Location	Tax Map	Acres	Zoning District	Current Owner
Tower Hill	4.2.1	9.5	A	Briarcliff School
N. Country	7.2.2	5.8	B	Verizon
Woodville	7.2.3	4.1	B	Episcopal Church
Beatty	4.3.12	1.8	B	Privately owned
Briarcliff	4.6.9.1	2.1	A	Privately owned
Briarcliff	4.4.20	3.7	A	Privately owned
Briarcliff	4.1.9	2.7	A	Privately owned
Briarcliff	4.1.7.1	4.4	A	Privately owned
Briarcliff	4.1.5	2.8	A	Privately owned
Tagliabue	3.1.3	2.7	B	Privately owned
Tower Hill	4.4.7.1	3.2	A	Privately owned

## 6.3 Parkland

Shoreham is blessed with abundant parkland, including: a significant swath of heavily wooded land along the west side of the Village; Major Hopkins Park at the corner of Ashley Lane and Woodville Road; buffer zones along parts of Woodville Road; and other snippets of land. Surveys of Village Parkland can be found in the Village Hall.

## 6.4 Coast, Wetlands and Related Local Laws

The Village has about a half mile of frontage along Long Island Sound. Most of this frontage is privately owned, only a few hundred feet being owned by the Village. There, the Village maintains a public beach for resident use, and an area where small boats can be stored and launched. Access to the beach is by stairs, a ramp for handicapped use, and a road for vehicles, all maintained by the Village. Bulkheading, large boulders and vegetation protect the bluff from erosion, both along Village property and privately held lands to the east and west. This has slowed the constant erosion of the bluff experienced in earlier times. This is not to say that violent storms do not pose a challenge. They do, both to homeowners and the Village, particularly as related to the Village beach ramp. Because access to the beach is a high priority for Village residents, funds for the on-going maintenance of this access will be needed.

Shoreham has no wetlands, but does have in place a number of environment-related local laws, among them:

**Local Law 2 of 1989, Coastal Erosion Hazard Area.** This law is to manage coastal erosion as set forth in Section 1.4.

**Local Law 06-01, Stormwater Management.** This law is to establish minimum stormwater management requirements and controls as set forth in Section 1.2, including a plan to maintain drainage facilities, a matter of particular importance given the Village's proximity to Long Island Sound.

**Local Law 06-02, Illicit Discharges.** This law governs the regulation of non-stormwater discharges into the Village's storm sewer system as set forth in Section 1.

**Local Law 1 of 2009, Flood Damage Prevention.** This law applies to an "area of special flood hazard" as defined in Section 2. According to the 2008 Flood Insurance Rate Map (FIRM), only the beach up to the bluff has this rating in Shoreham. No construction except for beach access ramps and stairs can take place in this area, so many of the provisions in this law do not apply to the Village.

## 7. Living in Shoreham Today

Shoreham today is a diverse, residential community of multiple ethnicities and life styles, with many opportunities for volunteering, socializing, swimming, boating and participating in sports or other activities. Among the residents can be found many skills and trades: artists, authors, business people, craftsmen, entrepreneurs, insurance and real estate agents, lawyers, physicians, professors, scientists and teachers,. Most are year-round residents; there are few summer-only residents.

Newcomers are welcomed and treated as long-time residents. Many residents choose to join the Shoreham Country Club and partake in its various social activities. Some seek engagement with Village activities that benefit the greater community. The Shoreham Village Association solicits contributions from residents and carries out beautification projects. During and after storms, when power is lost, the Village Hall is made available for socializing, information updates, hot showers and relaxation. The beach is available throughout the summer with lifeguard protection. Tennis can be played most of the year and platform tennis is available year around. Parkland trails offer a change to the quietude of a wooded area. The promised Rail-to-Trails Project passes through Shoreham on the southern end. Various residents over the years have bequeathed or given impressive contributions to the Village; most recently, new state-of-the-art tennis courts; and a children's playground with top-quality playground equipment, that has proven to be extremely popular with the younger residents (and their parents...and grandparents!).

The Village maintains friendly relations with its various neighbors. The Village Hall hosts school activities on occasion. Groups like the Boy Scouts and the Garden Club meet there occasionally. Village residents, as well as sponsored outsiders, can rent the Village Hall for special events; weddings are especially popular. The Village hosts the annual Shoreham Wading River Tennis Tournament, an event that marked its 90<sup>th</sup> anniversary in 2014. The Garden Club, once a Village-centered organization, has expanded its purview and now includes many members from Wading River and other surrounding communities.

Communication with and among residents is via Village Bulletin Boards, a website: [www.shorehamvillage.org](http://www.shorehamvillage.org), and public meetings as appropriate at the Village Hall. There are numerous Open House nights where the building and deck are open for meeting with friends, viewing the sunset, or just hanging out. The Village Hall is

available to residents for specialized functions, for instance: Book Club, Bridge Club, Charity Yoga, Cigar Nite, Knitting Club and Reiki Group. The Village maintains a hotline that allows the sending of emails en masse according to need.

## **8. Challenges and Goals**

Peering too far into the future is difficult, but some current trends are evident. As people's lives become busier, and tasks become increasingly complex, there will probably be less volunteerism to do the work of the Village. This will lead to more professional support being required in various areas. Further abetting this trend is the increasing list of requirements that are mandated by Local, State and Federal bodies. Perhaps interested residents will become advisors and serve on advisory bodies to provide vision and guidance to the Village Trustees. Perhaps even a part-time, paid Manager will be required to conduct Village affairs. These options must be assessed and included in ongoing updates to this Comprehensive Plan.

We can, however, list our Goals at this time.

### **Goal 1: Governance Matters**

- Appoint qualified individuals to manage Village affairs
- Appoint ad-hoc and standing committees that are balanced and responsive to the community for selected assignments
- Appoint "cognizant trustees" to monitor various Village activities
- Establish written policies governing various Village activities as needed
- Provide job description for Village officials, including the Village Steward, either as a freestanding document or part of any Village code
- Update Village codes to reflect current needs on an ongoing basis
- Provide training for Village officials as required
- Eliminate outmoded Village positions
- Ensure the preservation and safe storage of Village records

### **Goal 2: Financial Matters**

- Continue to monitor the assessment of property values and implement reassessments as required
- Prioritize and find funding for capital projects or otherwise

- Oversee the use and maintenance of the Village Hall so as to maximize its value to the community
- Establish, and update on an annual basis, a five-year capital budget
- Conduct a financial audit on an annual basis

### **Goal 3: Environmental Matters**

- Reduce the flow volume and pollutant content of road stormwater to the Sound
- Work with the Town of Brookhaven to keep the Village recharge basins and drains functional
- Monitor and mitigate erosion of the Village beach and bluff areas and encourage residents with property on the bluff to do the same
- Monitor and mitigate the damaging effects of invasive plants and insects on the flora and fauna on Village public lands and the safety and health of residents
- Maintain Village Parkland such that they are free of invasive plants and that the walking trails are open for safe use and clear of fallen trees and tick-harboring vegetation
- Assess the need and desirability of protecting vulnerable trees on Village public lands with a program incorporating State or Federal recommendations
- Establish an effective program to keep vines off of utility poles and wires, and maintain the health of trees and other vegetation on Village lands
- Encourage State action to reduce the out-of-control deer population and its rising threat to residents' health and safety
- Preserve and enhance the safety and natural beauty of the Village with regular maintenance and new plantings
- Monitor organic lawn care on the Village playgrounds to determine whether it is cost effective in achieving its purpose
- Monitor the effect of artificial lighting on the natural environment
- Continue the implementation of energy-saving measures for the Village Hall

### **Goal 4: Zoning and Other Code Matters**

- As set forth in Goal 1, update Village codes to reflect current needs on an ongoing basis, to include such things as:
  - Beach Access
  - Dangerous Conditions
  - Noise Control

- Parking and Storage of Vehicles and Boats on Plots
- Parking on Streets
- SEQRA
- Stormwater control
- Subdivision
- Vegetation Preservation and Maintenance
- Zoning
- Encourage preservation of structures deemed of historical interest or representative of the Village and its development
- Make homeowners aware of the history of their homes.
- Consider the establishment of a Historic Preservation Committee to consider whether the Village has residential areas or specific structures of historical or cultural significance worth preserving
- Consider whether incentives for historic preservation can be added to the Zoning Code.
- Appoint a person or committee to secure historic status for the bridge on Woodville Road and, if possible, preserve the bridge and label same with a sign on the north-bound arc reading: The Shoreham Bridge
- Adopt a Village Parkland plan that expresses the desires of the Village residents for the maintenance and utilization of such parkland
- Review options available for the use of the Briarcliff School buildings and grounds
- Discuss and study whether a complete survey of the old Village and parklands is needed or desirable

