West Meadow Beach Restoration
Master Plan

TOWN OF BROOKHAVEN

Prepared By:
Cameron Engineering & Associates, LLP

In Association With
EEA, Inc.
William F. Collins, AIA, Architects, LLP
West Meadow Beach Master Plan

- Town of Brookhaven
- NYS DOS Project Advisory Committee
  - NYS Dept. of State (DOS), Town, County, NYSDEC
  - Ward Melville Heritage Organization (WMHO)
  - West Meadow Beach Conservancy
  - Three Village Community Trust
- Planning Consultants
  - Cameron Engineering & Associates, LLP
  - EEA, Inc. and William F. Collins Architects
West Meadow Beach History

- Beach and cottage history
- State legislation – 1996
- Cottage removal – 2004
- State grant for master plan – 2005
- Interpretive educational signage grant – 2006
Legislative Goals

- Legislation requires Town to:
  - Preserve and protect the West Meadow Beach ecosystem
  - Use West Meadow Beach as a public park for:
    - Educational use
    - Scientific use
    - Recreational use
Legislative Goals

- Preserve and maintain Gamecock Cottage
- Retain up to three additional cottages
  - One for museum of land use history of the beach and cottages
  - Two retained/relocated on lots 101-107 for security purposes
  - May be operated by not-for-profit

Yellow Warbler
Dendroica petechia
Photo by Wolfgang Wander
Legislative Goals

- Limit new construction
  - Up to three boardwalks
  - Up to six kiosks
- Restrict vehicle use on Trustee Road
  - Limited use by Town and WHMO vehicles
  - Emergency and maintenance vehicles permitted
Planning Grant Goals

- Preserve majority of WMB as natural area
- Increase environmental education and passive recreation opportunities
- Preserve historic resources of West Meadow
  - Use one cottage as cultural resource museum
  - Use other cottages for security and environmental center
- Improve recreational opportunities in northern portion of WMB at existing Town facility
Master Planning Tasks

- Conduct site analysis
  - Physical conditions assessment
  - Vegetation evaluation and inventory (EEA, Inc.)
  - Examination of cottages (William F. Collins Architects)
- Review prior studies, policies, plans
- Review public input from meetings, letters, emails
- Prepare Master Plan for public review and comment
- Prepare implementation strategy

Yellow-Rumped Warbler
*Dendroica Coronata*
Photo by Wolfgang Wander
Site Analysis - Ownership

- The Town site spans from east of Trustee Road to the Long Island Sound
- Most of tidal wetlands to east owned by WMHO
- Horse farm north of site owned by Suffolk County
- Portion of WMB Park is in federal historic district
Site Analysis - Resource Inventory

- Ecological communities mapped by EEA, Inc.
- Exotic and invasive vegetation identified
- Piping plover, least tern, and turtle (diamondback terrapin) nesting areas sited
- State and Federal input
  - US Fish & Wildlife – one of most important waterfowl wintering areas in northern Suffolk County
  - State DEC Fish & Wildlife Natural Heritage Program – Great Egret (protected), Piping Plover (endangered), Least and Common Tern (threatened), Roseate Tern (endangered)
# Site Analysis - Infrastructure, Soils, and Erosion

- Trustees Road in poor condition
- Pole-mounted electric, phone, cable
- No public water, wells only, spring on WMHO property
- Stream channel banks unprotected south of WMHO center on Town and WMHO property
- Dredged material rough graded
Site Analysis - Cottages

- Evaluated by William F. Collins Architects
- Bungalow style architecture with additions/alterations
- Light wood frame construction and outside porch/deck
- Interior exposed wood framing – little or no insulation
- Variety of flooring materials and exterior finishes
- Modifications required to meet codes for public use
Site Analysis - Cottage 109

- Northernmost, 22’ wide x 44’ deep, 2 bedroom with detached garage
- Front deck and rear porch with walkway to beach

Great Black-Backed Gull
*Larus marinus*
Photo by Wolfgang Wander
Site Analysis –
Cottages 105 & 106

- 200 feet south of cottage 109
- Cottage 106 - 18’ wide x 45’ deep with rear wood deck
- Cottage 105 - 20’-6’ wide x 40’ deep, two bedroom with large wood rear deck, wood walk, and ramp to beach
- Close proximity to each other

Black-Crowned Night-Heron
Nycticorax Nycticorax
Photo by Wolfgang Wander
Site Analysis – Cottages 75 & 78

- Mid section of peninsula
- Cottage 75 - 22’ wide x 38’ deep, 2-bedroom with enclosed porch
- Cottage 78 - 22’ wide x 43’ deep, two bedroom with rear deck, detached garage

Diamondback Terrapin
Malaclemys terrapin
Photo by Wolfgang Wander
Site Analysis –
Gamecock Cottage

- Original location upland
- Current location is culturally significant
- Subject to occasional flooding
- Town established historic landmark
- Historic status authorized by NY State legislation
- Gamecock Cottage precariously close to high water

Piping Plover
Charadrius Melodus
Photo by Wolfgang Wander
Master Plan Elements – Ecological

- Protect existing native vegetation
- Provide three beach access walkways
- Plant areas adjacent to road to encourage access via walkways and provide screening for plover and tern areas nesting areas
- Cultivate rare coastal plants
- Re-vegetate some of dredge spoil areas
Master Plan Elements – Ecological

- Provide osprey nesting pole
- Protect turtle nesting areas
- Evaluate enactment of marine sanctuary status
- Prohibit pets – recommended by US Fish & Wildlife, NYS DEC Fish & Wildlife and the Nature Conservancy
Master Plan Elements – Ecological

- Remove exotic and invasive vegetation over time
- Species considered for removal such as:
  - Tree-of-Heaven (*Ailanthus altissima*)
  - Trumpet Vine (*Campsis radicans*)
  - Asiatic Bittersweet (*Celastrus orbiculata*)
  - Japanese Knotweed (*Polygonum cuspidatum*)
  - Yucca (*Yucca spp.*)

Photo by Wolfgang Wander
Master Plan Elements – Ecological

- Utilize native non-invasive plants for re-vegetation such as:
  - Beach Grass (*Ammophila brevigulata*)
  - Beach Plum (*Prunus maritima*)
  - Red Cedar (*Juniperus virginiana*)
  - Bayberry (*Myrica pennsylvanica*)
Master Plan Elements – Educational/Interpretive

- Provide environmental center for exhibits/programming
- Provide cultural resources museum
- Create interpretive trail through natural areas
- Provide educational signage throughout park (grant awarded)
- Encourage walking to educational activities, with limited bus/van drop-off with parking at existing Town parking area
- Provide access to West Meadow Creek for aquatic environmental education at Town owned creek bend
- Consider native plant nursery
- Provide bird viewing area
Master Plan Elements – Recreational

- Continue recreational uses at Town beach
- Maintain fishing access to beach and channel
- Encourage walking, jogging, skating, biking on Trustee Road
- Consider non-motorized boating concession at active beach
- Expand access to creek and Sound for kayaking, tubing, canoeing
Master Plan Elements – Recreational

- Continue discussions with County for creek access and use of portion of horse farm site
- Provide seating areas
- Provide picnic area by Gamecock
- Provide three boardwalks for access to beach from Trustees Road
Master Plan elements – Cottages

- Cottage 109 for Town Parks and Public Safety offices
- Cottage 109 garage for Town concession use (bikes, kayaks)
- Cottages 105 & 106 for day use by people with special needs (may require new legislation) or alternative interpretive center
- Consider connecting cottages 105 & 106, if desirable
- Cottages 75 & 78 for environmental education center
- Cottage 78 garage for public restrooms
- Consider relocating 75 & 78 adjacent to 105, 106, and 109; clustering could recreate cottage “community,” clustering could help preserve natural areas in balance of site
Master Plan Elements - Gamecock Cottage

- Consider shifting cottage 15-20 feet to higher ground and elevating 18 inches
- License use and occupancy to non-governmental organization: Three Village Community Trust
- Provide beach use and cottage history exhibits
- Provide for caretaker occupancy for security and programming
Master Plan Elements – Public Access

- Provide gate control for Trustee Road
- Restrict motorized access to Trustee Road
- Provide limited access for:
  - Buses and vans for group educational programming
  - Emergency and maintenance vehicles
  - Licensee access to Gamecock cottage for educational programming & maintenance
  - WMHO access to their environmental center
- Permit non-motorized vehicles on Trustee Road including pedicabs and adult tricycles
- Evaluate electric golf carts for less mobile visitors

Black Capped Chickadee
Poecile Atricapilla
Photo by Wolfgang Wander
Master Plan Elements – Infrastructure

- Repave all of Trustees Road (in budget)
- Bury utilities beneath road (in discussion)
- Provide walkways to beach in three locations
- Provide up to six educational kiosks
- Utilize existing Town parking facility
- Discuss kayaker parking on County property
Master Plan Elements – Operational

- Park open to all
- Scientific committee to advise Town
- Town to operate environmental education center
- Consider day facility for visitors with special needs if Legislation allows
- Town & County public safety personnel to continue patrols
- Town public safety and parks offices
- Licensee to operate and occupy Cultural Museum at Gamecock Cottage
- Consider occupancy in one or more cottages for security
Master Plan Budget

- Capital funds
  - Road paving, utility burial, water supply, fire protection
  - Cottage repair and upgrades to meet public use codes
  - Landscape improvements including grading, plantings, signage, benches, kiosks

- Operating funds
  - Beach, interpretive, security, and maintenance personnel
  - Educational programming supplies and equipment
  - Infrastructure and cottage maintenance
Next Steps for Tonight

- Review draft Conceptual Plan posted around room
  - Go to one of the stations to examine plan
  - Ask questions of town and consultant representatives
  - Contribute positive and negative reactions to plan
  - All comments to be recorded and tallied

- Submit additional comments through December 15, 2006 to:
  
  David L. Berg, AICP
  Cameron Engineering & Associates, LLP
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  Woodbury, NY 11797
  dberg@cameronengineering.com
Project Completion

- Town and consultant will compile all comments and create Final Plan
- Final public meeting to review Final Plan:
  - January 17, 2007
  - Location to be determined
  - 7:00 – 9:00 PM