



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

HISTORIC DISTRICTS & HISTORIC DISTRICT ADVISORY COMMITTEE REVIEW

A **Historic District** is an area containing buildings, structures or places which have a special character and ambiance based on historical value, notable architectural features representing one or more periods or styles of architecture of an area of history or the cultural and aesthetic heritage of the community. It is an area that constitutes a distinct physical section of the town of such significance as to warrant its conservation, preservation and protection from adverse influences.

A **Historic District Transition Zone** is an area extending for a distance of 500 feet from and adjacent to the perimeter boundary of a historic district. The purpose is to control the effect of potentially adverse environmental, visual, and developmental influences on a historic district.

A **Historic Landmark** is a historic building, site, structure, object or district that represents an outstanding aspect of American history and culture and designated by the Town Board of the Town of Brookhaven. ***There are more than 50 Historic Landmarks located in the Town of Brookhaven.***

The **Historic District Advisory Committee (HDAC)** is a citizen committee appointed by the Town Board to advise the Department of Planning, Environment & Land Management (PELM) on matters affecting, and proposals within, Historic Districts, Historic District Transition Zones and Historic Landmarks.

There are sixteen (16) Historic Districts in the Town of Brookhaven located in the following areas:

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| ◇ Bethel Christian Avenue Laurel Hill | ◇ Center Moriches | ◇ Dyers Neck |
| ◇ East Moriches | ◇ Eastport | ◇ East Setauket |
| ◇ Fireplace (Brookhaven Hamlet) | ◇ Longwood Estate | ◇ Miller Place |
| ◇ Moriches | ◇ Mount Sinai | ◇ Old Setauket |
| ◇ Stony Brook | ◇ Terryville Road | ◇ Yaphank |
| | ◇ Old Mastic | |

There are more than 50 Historic Landmarks located in the Town of Brookhaven. Contact the Town of Brookhaven Planning Division or the Town Historian for additional information.

You can find out if your property is located within a Historic District or Historic District Transition Zone or if it a designated landmark by calling the Planning Division. Please have a copy of your tax bill handy when you call.

HISTORIC DISTRICT ADVISORY COMMITTEE (HDAC) APPROVAL MUST BE OBTAINED if your property is a Historic Landmark or is located in a designated Historic District or Historic District Transition Zone and you are:

- Submitting an application to the Building Division for a building permit, moving permit, demolition permit, special use permit, sign permit, or a variance;
- Proposing any changes to the design, materials, or outward appearance of structures that may not require an application to the Building Division (including but not limited to siding, roofing, and window replacement).

PROCEDURES FOR APPLYING FOR HDAC REVIEW & APPROVAL ARE AS FOLLOWS:

A completed HDAC Application should be submitted to the Planning Division. Detailed procedures and requirements for a complete application are attached to the Application form. The Historic District Advisory Committee (HDAC) then reviews the complete application. It is the role of the HDAC to submit comments and recommendations to the Commissioner of the Department of Planning, Environment and Land Management (PELM). After receiving recommendations from the HDAC, the Commissioner will make a final determination on the Historic District, Historic District Transition Zone or Historic Landmark Application.

HDAC meetings are generally held on the second Tuesday of each month unless a holiday occurs, in which case the holiday schedule will be announced. Contact the Planning Division for meeting dates. All applications must be received no later than the Wednesday prior to the meeting in order to be scheduled.

HDAC Applications can be obtained through the Planning Division, One Independence Hill, Farmingville. The Application is also available on the Town's website, www.brookhavenny.gov. For additional information, please call the Town of Brookhaven Planning Division at (631) 451-6400.

HDAC REVIEW GUIDELINES

The HDAC recommends that you seek an informal consultation early in the planning stages of a project. The HDAC considers the architectural and historical significance of a proposal and measures its impact according to the following criteria:

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| ◇ Architectural detailing | ◇ Exterior construction materials |
| ◇ Site plan & landscaping | ◇ Mass, scale, & height |
| ◇ General form & proportion, shape, style | ◇ Impacts of traffic & parking |
| ◇ Character of the area | ◇ Sign criteria |
| ◇ Compatibility with area & architecture | ◇ Type of illumination |

WHY HAVE HISTORIC DISTRICTS?

The Town of Brookhaven is one of the oldest settled areas in the United States. In recent decades, it has also been one of the fastest growing. Without special attention, its cultural heritage, unique architecture, and areas of historic value could be lost forever.

Historic Districts are not intended to exist as static museums of the past; they are places in which people live, work, and own property. Each Historic District contains diverse architecture from different periods and styles. It is the purpose of the Historic District regulations to ensure that renovations, additions, and new construction are in harmony with surrounding properties, but not necessarily built according to one particular period or style.

BENEFITS TO PROPERTY OWNERS

- ◇ Preservation of overall character and appearance of neighborhood
- ◇ Availability of advice from Historic District Advisory Committee (HDAC) and the Town's Department of Planning, Environment & Land Management (PELM)