
MAIN STREET BUSINESS DISTRICT



DESIGN MANUAL

July 2003



**Town of Brookhaven
Planning Division**

Main Street Business District
Design Manual

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CHAPTER 1 - INTRODUCTION

PURPOSE OF THE MSD DESIGN MANUAL.

The Main Street Business District is intended to encourage innovative mixed-use developments as an alternative to conventional, modern, use-segregated developments. Its design adopts the urban conventions that were the norm in the United States from colonial times until the 1940's. A Main Street District (MSD) planned zoning district that diversifies and integrates land uses within close proximity to each other and offers a greater variety in type, design, and layout of commercial and residential uses. The purpose of this district seeks to connect people to places by combining alternative housing types with office, retail, and civic uses into a pedestrian-friendly walkable cluster.

This manual contains design guidelines, illustrations, and standards for a MSD. This information is intended to be used for planning, architectural design, streets and streetscapes, open space and landscaping, as well as the locations of utilities and drainage. While these standards are not absolute, they are intended to guide the review and approval of a MSD development plan, subdivision plats, and infrastructure construction plans.



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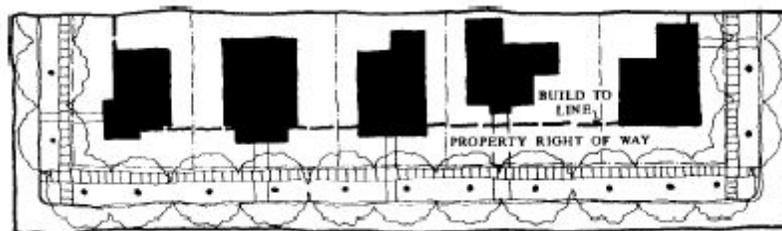
CHAPTER 2- BUILDING DESIGN & SITE LAYOUT

2.1. Buildings should be designed in an attractive and interesting manner to define the image of the community.

2.2. A minimum five foot building setback from front property line shall be required. This five foot area shall be utilized for planted landscaped areas or to provide for outdoor seating or display area.



2.3. A consistent building line should be maintained at the setback line along the street. However, projections of porches, bay windows, stoops, and their minor building masses into the building line are encouraged to create an interesting streetscape.



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- 2.4. Buildings on corner lots, at the intersection of major streets, or at the entrance to the Main Street District shall be



considered significant structures. Such buildings should incorporate special architectural embellishments, such as corner towers, clock towers, cupolas, spires, or other similar features to emphasize their location and importance.

- 2.5. In general, buildings should relate in scale and proportion to other buildings in the area. However, buildings of different sizes can be made architecturally compatible through skillful design and careful orientation.
- 2.6. Windows and projecting wall surfaces to break up larger wall surfaces establish visual interest and provide visibility of the street and other public spaces encouraging social interaction.



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- 2.7. All sides of the building should be equally attractive. Architectural details such as texture, pattern, color, and building form used on the front facade should be incorporated on all visible building facades. However, such requirements shall not apply to any façade(s) facing service courts or other areas generally not visible to the public.

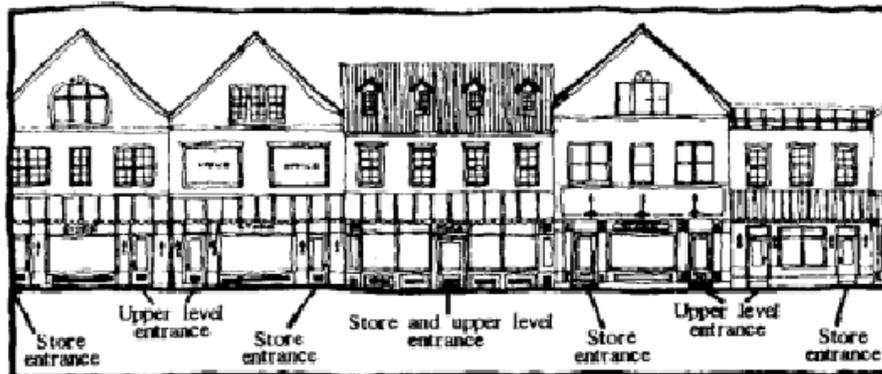


- 2.8. Protective entry courts, common vestibules, covered breezeways, or enclosed stair halls to reduce the number of visible doors, unless designed in a row house or townhouse manner oriented toward the street.
- 2.9. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Blank, windowless walls are not permitted. Where solid walls are required, the wall should be articulated by the provision of blank window openings trimmed with frames, sills, lintels, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases.



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- 2.10.** The difference between ground floor commercial uses and entrances for upper level office or residential apartment uses must be reflected by differences in facade treatment. Storefronts and other ground floor entrances should be accentuated through cornice lines. Storefronts should be integrally designed as part of the entire facade.

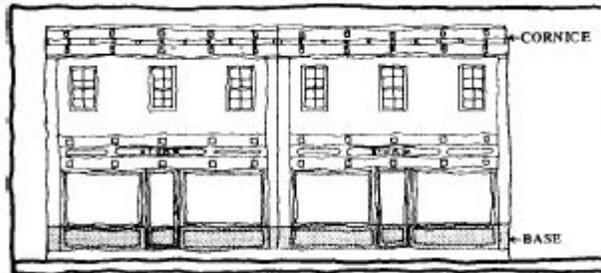


- 2.11.** Façades shall be built parallel to the principal frontage line, if curved or broken the façade shall be built on a tangent line to it. Corner lots shall have a principal frontage determined by the Planning Board. In the case of an infill the setbacks shall match one or the other of the existing adjacent buildings.



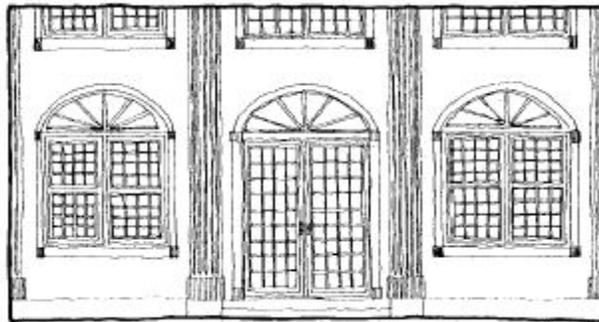
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- 2.12.** Buildings greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing. Structures may vary in height to add variety, with taller buildings placed at corners or points of visual termination. However, a consistent “build up line” should be maintained.



- 2.13.** A commercial or mixed-use building, such as a corner store, located in the Main Street District must integrate its appearance with the area and should not exceed twice the height and massing of adjacent buildings.

- 2.14.** Human scale should be created by building massing form, as well as the use of architectural elements such as colonnades, canopies, walkways, street-level



display windows, lighting, and a variety of building materials. Human scale should be further reinforced by site design features around the building exterior.

- 2.15.** Service and mechanical areas shall be designed as an architectural feature of the building and entirely screened from view.

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- 2.16.** Pitched roofs, if provided, shall be symmetrically sloped. Parapets shall enclose flat roofs, a minimum of 42 inches high or as required to conceal HVAC equipment.
- 2.17.** The location and design of exposed leaders and downspouts shall be identified on plans submitted for Planning Board approval. Leaders and downspouts shall drain into drywells. When exposed leaders and downspouts are necessary on any building elevation, they shall be designed as an architectural element of the building.
- 2.18.** Water from downspouts must be routed under or around sidewalk areas and must not flow over walkways where it could freeze and create dangerous walking conditions.
- 2.19.** If downspouts cannot be designed to blend with the building's style or theme and avoid a "tacked-on" or mechanical appearance, then the downspouts shall be closed and entirely screened from view.



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CHAPTER 3- ARCHITECTURE GUIDELINES

- 3.1. Architectural elevations shall be submitted for review and approval to the Department of Planning, Environment and Development at the time of site plan submission.
- 3.2. Consistent architectural design, including building materials and colors, should be carried throughout the development area. Designs should provide visual interest and variety, yet be consistent with the architectural character of area.
- 3.3. Building materials should be similar to the materials of structures in the area. However, dissimilar materials may be permitted when incorporating other characteristics such as scale, form, architectural detailing and color to make the building compatible with the area.
- 3.4. Materials requiring low maintenance are recommended over high maintenance materials. For instance, materials with integral color are generally recommended over materials that require painting.
- 3.5. Attached buildings within the same block must contain consistent cornice lines.

Architectural embellishments that add visual interest to roofs, such as dormers, belveders, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.



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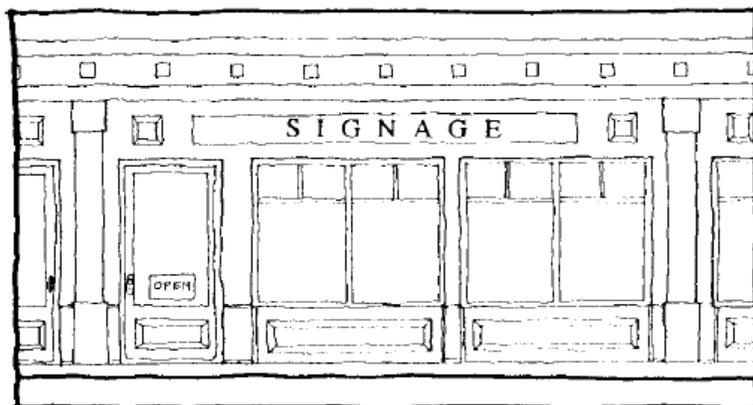
- 3.6.** Buildings with multiple storefronts should be unified through the use of architecturally compatible materials, colors, and details.



- 3.7.** Buildings must be designed to create street level interest and pedestrian comfort. Doorways, covered walkways, windows, and other street level ornamentation should be incorporated to create pedestrian scale and inviting spaces.

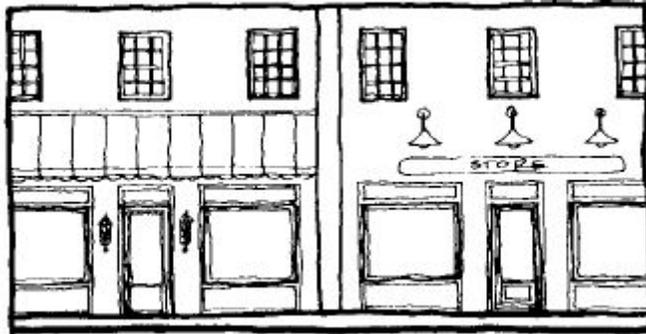
- 3.8.** Commercial structures should provide awnings, covered walkways, colonnades, or other weather protection. Ground floor retail, service, restaurant, and other commercial uses must provide large pane display windows on a

minimum of 50 percent of the front facade to provide views into the interior of buildings.



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- 3.9.** Ground floor retail, service, restaurant, and other commercial uses must provide large pane display windows on a minimum of 50 percent of the front facade to provide views into the interior

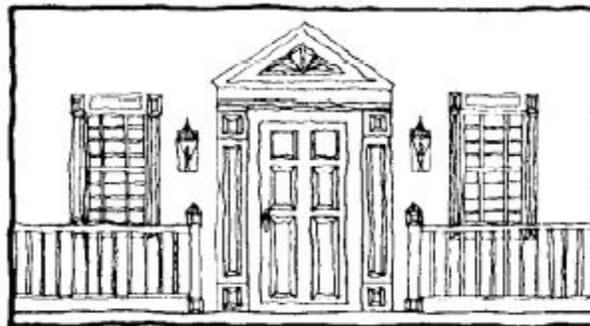


of buildings. Windows shall be clear glass.

- 3.10.** Awnings should be used to complement the architectural style, materials, colors, and details. Canvas or other similar waterproofed fabrics are preferred. Fixed or retractable awnings are permitted at ground level and on upper levels where appropriate.

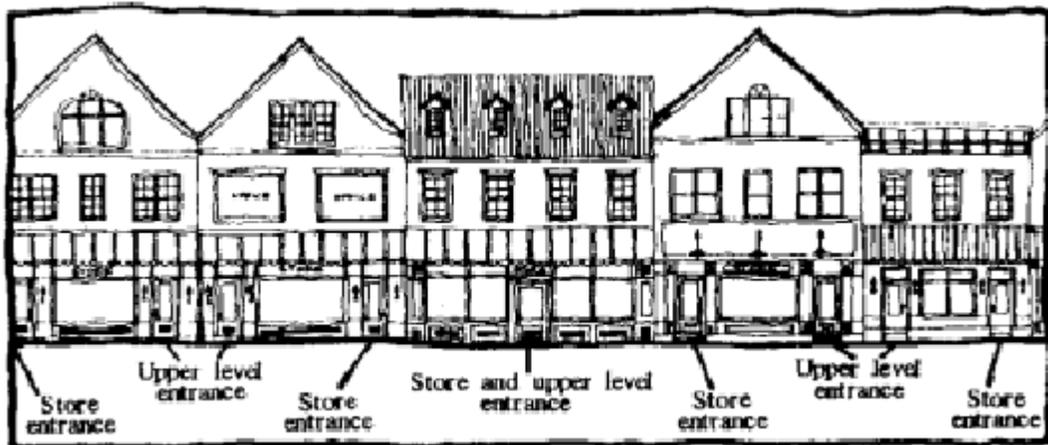


- 3.11.** Entrances and storefronts must face the street. All entrances to a building must be defined and articulated by architectural elements such as columns, porticoes, porches, overhangs, railings, balustrades, and other similar elements. Doors, windows, balconies, porches, and roof decks should be oriented toward the street and other public spaces to encourage social interaction.



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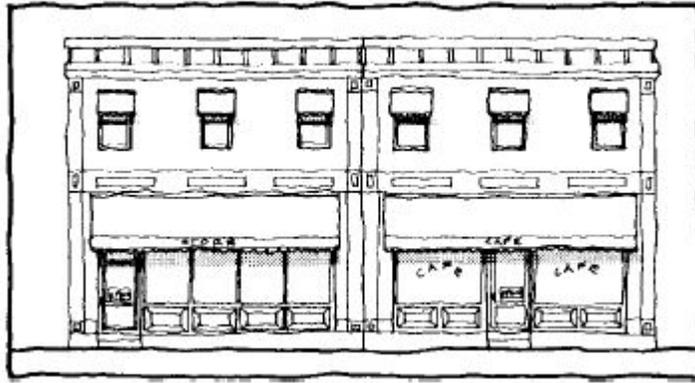
- 3.12.** In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses must be reflected by differences in facade treatment. Storefronts and other ground floor entrances should be accentuated through cornice lines. Storefronts should be integrally designed as part of the entire facade. Buildings with multiple storefronts should be unified through the use of architecturally compatible materials, colors, and details. Canvas or other similar waterproofed fabrics are preferred. Fixed or retractable awnings are permitted at ground level and on upper levels where appropriate. Awnings should complement the architectural style, materials, colors, and details. Canvas or other similar waterproofed fabrics are preferred.



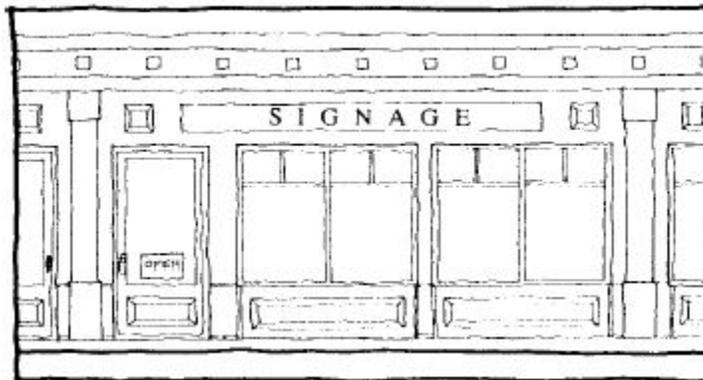
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CHAPTER 4- SIGNAGE GUIDELINES

- 4.1. Signs are limited to wall, awning, hanging signs, or other similar accessory signs of low scale and low visual impact. The signs must compliment the building's architectural style.



- 4.2. One (1) wall sign attached to or incorporated into each exterior side wall of each store facing a public street or parking area, advertising only the business conducted in such store.



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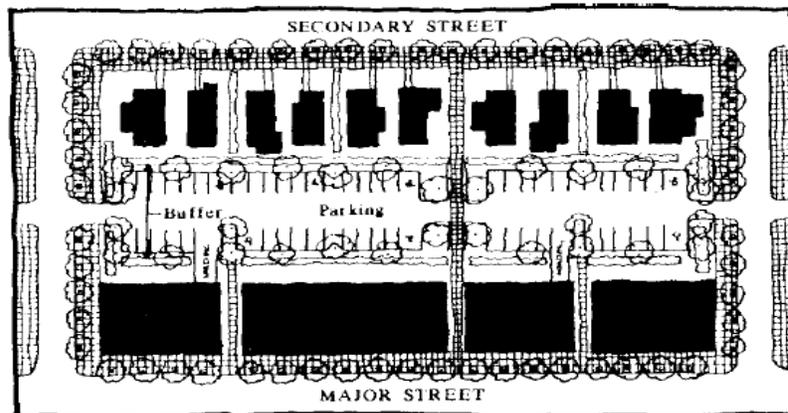
- 4.3. One address number no more than 6 inches high shall be attached to the building in proximity to the principal entrance.
- 4.4. One blade sign for each business may be permanently installed perpendicular to the façade. Such sign shall not exceed a total of 4 square feet unless otherwise specified by the Town Board.
- 4.5. A detached or ground sign could be permitted by the Planning Board, advertising only the assembled businesses conducted on the premises upon which the sign is located. Individual sites should not be permitted ground signs.
- 4.6. Signs shall be lit with external building mounted lighting fixtures and shall not be backlit.
- 4.7. All signs should be of wood or the Planning Board may approve similar materials as deemed appropriate.



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CHAPTER 5- PARKING GUIDELINES

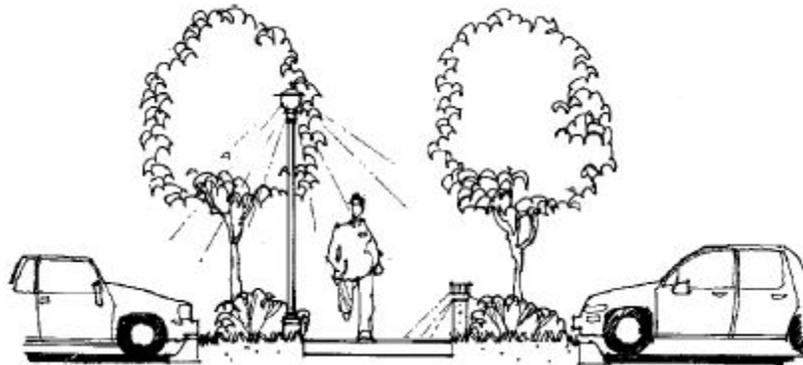
- 5.1. Access and parking shall be located with and/or shared with adjoining properties.
- 5.2. Parking lots must be located behind buildings. When located along the side of a structure, the parking lot must be screened with landscaping or with streetwalls.



- 5.3. Rear vehicular access is required within the Main Street District. Curb cuts on the Main Street should be discouraged or prohibited.
- 5.4. Parking lots shall be designed to separate pedestrian traffic from vehicle traffic, and include pedestrian walkways within the parking areas to direct pedestrian traffic to store entrances.

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- 5.5.** Where walkways pass through paved parking areas and drives, the following shall be accomplished: A decorative paving material (i.e. pavers, stamped/textured concrete, or color concrete) shall be used to delineate the walkway crossing. The corners of the intersection should be flared (narrow driveway/street width at crossing). ADA ramps shall be used at all crossings. Walkways shall be designed and buffered in a manner that encourages their use.

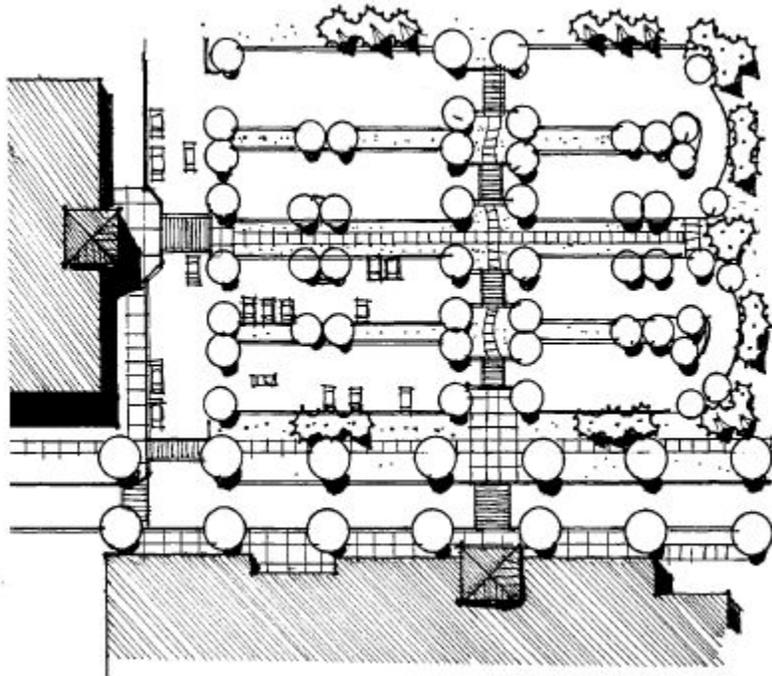


- 5.6.** Loading docks and service areas shall not be permitted on the frontages.
- 5.7.** On-street parking along the frontage lines corresponding to each lot shall be counted toward its parking requirements.
- 5.8.** A public parking lot or possibly a public parking garage will be provided.
- 5.9.** Parking internal to and to the rear of the buildings, fifteen foot alleyways to the street fronts.
- 5.10.** Access to transit stops and neighborhood retail centers, whenever possible.



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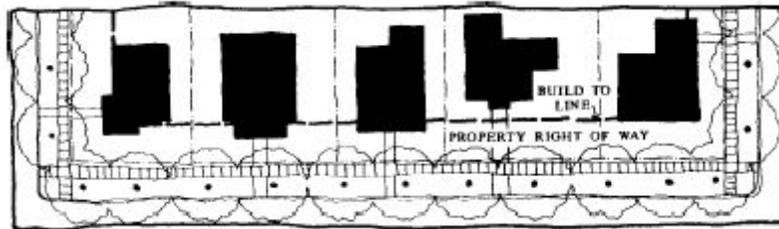
- 5.11.** Aisles should be placed on both sides of entrance drives to create pleasing tree lined entrances, to direct vehicles into and out of the site, and to provide adequate space for vehicular stacking at exits onto perimeter roadways.



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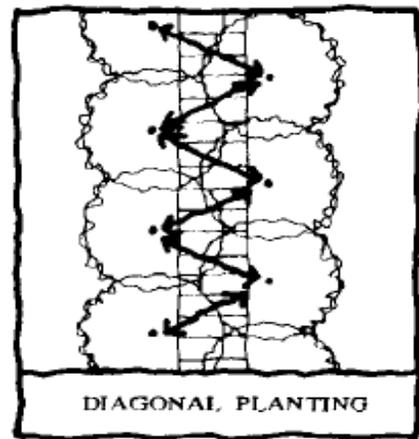
CHAPTER 6- LANDSCAPING & BUFFERING

- 6.1. All yard areas shall be planted in conjunction with an approved detailed landscaping plan and shall be maintained in a neat and attractive manner.
- 6.2. A minimum of 1 street tree is required per lot, with a minimum of 2 trees required on a corner lot. A preferred tree species list is provided herein.



- 6.3. Street trees shall be required and located within the right-of-way and between sidewalks and curbs within a 4 foot wide landscape cutouts. Street trees shall be a minimum of a four (4) inch caliper, every thirty (30) feet on center along the sites frontage. Planning Board variances in street tree spacing may be necessary to coordinate utilities, streetlights, driveways, storm drain structures, sidewalks, and traffic clearance zones. It may be necessary to group trees in some locations to avoid obstructions.

- 6.4. The design and placement of street trees in a development should begin early in the design process to achieve the maximum benefit and to minimize conflicts.

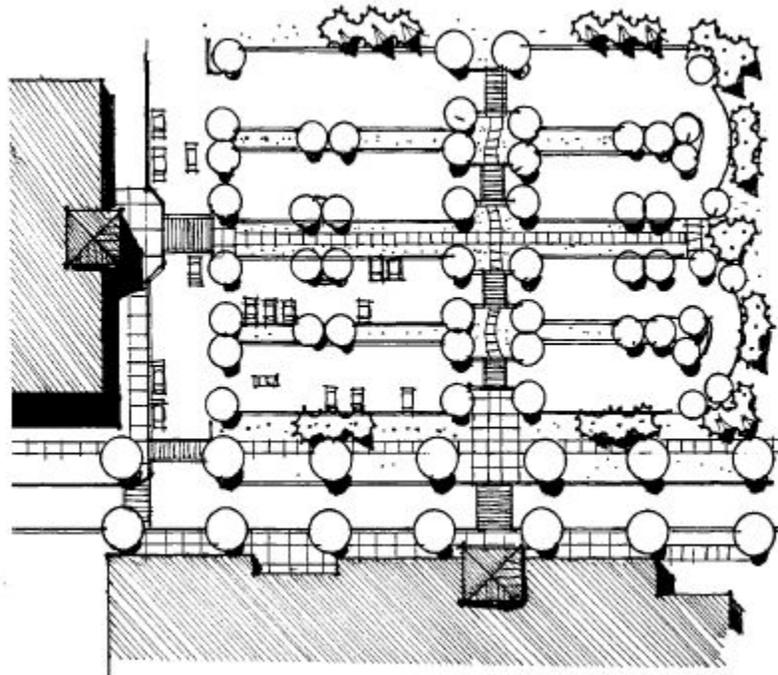


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- 6.5. Street trees shall be located within the right-of-way and between sidewalks and curbs, or along the outside of the right-of-way within a 4 foot wide landscape cutouts.
- 6.6. The developer shall be responsible for planting street trees and landscaping at the prior to the issuance of a certificate of occupancy.
- 6.7. Street trees should be spaced as uniformly as possible. However, it may be necessary to group trees in some locations to create views and to avoid obstructions.
- 6.8. Variances in street tree spacing may be necessary to coordinate utilities, streetlights, driveways, storm drain structures, sidewalks, and traffic clearance zones.
- 6.9. Street tree species list is provided herein.
- 6.10. Landscape design and species shall be used to create visual continuity throughout the development.
- 6.11. Landscape areas should be combined to form larger clusters at highly visible locations such as landscaped courts, plazas or common areas.
- 6.12. Landscape design should create variety, interest, and view corridors for visibility.
- 6.13. A variety of different species (including both deciduous and evergreen species) shall be incorporated into the site design to provide visual interest, as well as disease and pest resistance.
- 6.14. The five-foot front yard setback area shall be a planted landscaped area or surfaced to provide for outdoor seating or retail display area. Foundation planters and trees should be incorporated around the building exterior to soften the building appearance and to create a place of relief from the summer sun.

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- 6.15.** All parking areas shall be screened from view with a hedge, berm and/or decorative wall or fence in accordance with Town standards.
- 6.16.** Parking areas of fifty (50) spaces or more shall contain four hundred (400)



square feet of landscaping for each twenty-five (25) spaces. Large parking areas shall be divided into smaller parking fields of 50 cars with landscape strips, peninsulas, or grade separations to reduce the visual impact of large expanses of paving, to direct vehicular traffic through the parking lot, and to provide a location for pedestrian walks. This shall not apply to structured parking (e.g., parking garages).

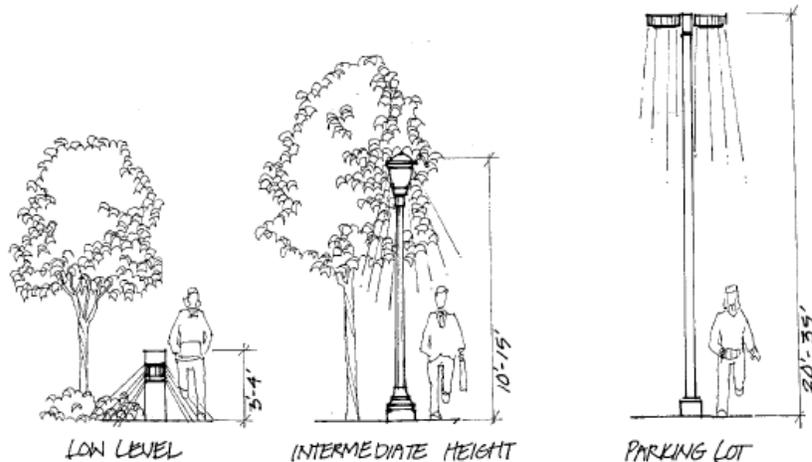
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- 6.17.** A buffer area of twenty five (25) feet shall be maintained adjacent to any residence district. Natural buffer areas, which do not maintain a density and quality of plantings equal to a single row of evergreen plantings five (5) to seven (7) foot in height and five (5) feet on center, shall be supplemented with additional plantings in order to meet minimum buffer requirements.
- 6.18.** All landscaping and buffer areas shall be irrigated in accordance with Town standards.

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CHAPTER 7- LIGHTING GUIDELINES

- 7.1. Decorative streetlights of not more than twelve (12) feet in height, shall be uniformly applied, installed and maintained situated in sidewalk cutouts every thirty (30) feet on center along the sites frontage. The same lighting fixture shall be applied to each main street district. Street light fixture styles shall be one of the following: Battery Park Fixture, Pennsylvania Globe Nantucket model, Other models as may be approved by the Planning Board as acceptable to the Town Of Brookhaven Division of Street lighting.



- 7.2. Building-mounted light fixtures should be for aesthetic and safety purposes only and must direct light upward or downward. Lighting should be used to highlight architectural features and create visual interest. Wall-pack lights or other lighting that shine outward toward adjoining properties or street right-of-way is prohibited.
- 7.3. Accent lighting that highlights building architectural features is encouraged. Exterior neon lighting, illuminated banding, or other lighting

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that creates a glow is prohibited, unless approved by the Planning Board as part of an overall theme for the development area.

- 7.4.** Parking lot illumination must be accomplished with individual light poles and fixtures. Building-mounted fixtures are not permitted as a method of parking lot illumination.
- 7.5.** The style of lighting should reflect the architectural character of the area.
- 7.6.** Maintain parking lot light poles/fixtures of the same style, height, color, and intensity of lighting throughout the development area. Varying styles of fixtures may be permitted if it is demonstrated that the styles contribute to an overall theme for the area.
- 7.7.** Decorative off street parking lot lights of not more than eighteen (18) feet in height, and 400 watts or less shall be uniformly applied, installed and maintained.
- 7.8.** Off Street Parking Lot light fixtures shall be non-adjustable horizontally mounted fixtures with less than 90-degree luminaire cutoff. Fixtures that project light or glare toward street right-of-way or adjoining properties shall not be permitted.
- 7.9.** Pedestrian lighting shall be uniformly applied, installed and maintained along pedestrian walkways and alleyways.



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- 7.10.** Building-mounted light fixtures should be for safety or signage purposes only and must direct light downward. Wall-pack lights or other lighting that shine outward toward adjoining properties or street right-of-way is prohibited. Shielding shall be provided to avoid light trespass and glare.
- 7.11.** Exterior neon lighting, illuminated banding, or other lighting that creates a glow is prohibited, unless approved by the Planning Board as part of an overall theme for the development area.



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CHAPTER 8- STREET FURNITURE

- 8.1. The Planning Board may permitted and/or require one or more of the following street furniture amenities: Street Planters, Hanging Flowers/Plants, Benches, Waste Receptacles, Community Signs/Bulletin Boards, Information Kiosks, Bollards & Bicycle racks.



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CHAPTER 9- PEDESTRIAN GUIDELINES

- 9.1. Decorative paving materials and pedestrian amenities, pedestrian light poles, bollards, seating, bicycle racks and trash receptacles should be used to accent pedestrian spaces at building entrances, courts, plazas and along pedestrian walks.

- 9.2. Site design should separate pedestrians and vehicles as much as possible, with the number and length of pedestrian crossings through parking and paved areas kept to a minimum. Where



walkways pass through paved parking areas and drives, the following should be accomplished:

- 9.3. A decorative paving material (i.e. pavers, stamped/textured concrete, or color concrete) should be used to delineate the walkway crossing.
- 9.4. The corners of the intersection should be flared (narrow driveway/street width at crossing).
- 9.5. ADA ramps shall be used at all crossings. Walkways shall be designed and buffered in a manner that encourages their use.

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- 9.6. A Ten foot sidewalk plus a four feet planter area for street trees and street furniture shall be required.



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CHAPTER 10- MULTI-FAMILY RESIDENTIAL

- 10.1. An internal vehicular circulation system reflective of a single-family residential street system, as opposed to looped systems which may appear disjointed and confusing.
- 10.2. Buildings sited with front entrances and porches oriented toward streets, drives, and plazas, rather than clustered around parking lots.
- 10.3. Walkways that connect all buildings with parking areas, play areas, clubhouses, and sidewalks along adjoining streets, as well as neighboring stores, offices, and transit stops.
- 10.4. Centrally located plazas, clubhouses, pools, and recreational facilities.
- 10.5. Side and rear building elevations, garages, carports, and all accessory structures with the same level of design, aesthetic quality, and architectural detailing.
- 10.6. Porches, varied rooflines, and varied façade depths to create variety and individuality of each dwelling within the building.
- 10.7. Garages designed to be integrated with the building design or sited so as to avoid long monotonous rows of garage doors and building walls. Garages shall be oriented so that they do not visually dominate the building façade or the streetscape.

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CHAPTER 11- PARKS & OPEN SPACE

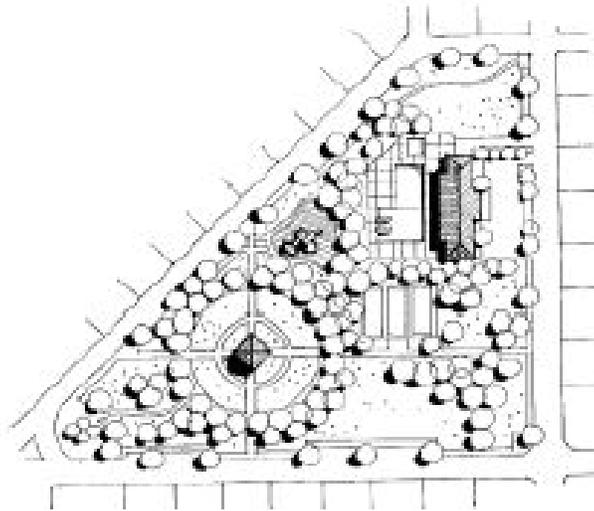
Public and private park and civic uses are an important component to any Main Street District. Well-configured public spaces such as squares, plazas, greens, landscaped streets, greenways,

and parks are woven into the pattern of the Main Street District and dedicated to the social activity, recreation, and visual enjoyment of the residents of the Town of Brookhaven.

The neighborhood design creates a hierarchy of useful open

spaces: a formal square in the Main Street District; parks and playgrounds throughout the Main Street District; and street environments designed to promote walking and casual meetings between residents.

11.1. The neighborhood park is the focal point and foundation of the community. It provides an area for recreation and play, as well as social activities such as community picnics, bazaars, holiday displays and activities for all ages to meet and gather together. The park is best located where it is accessible to

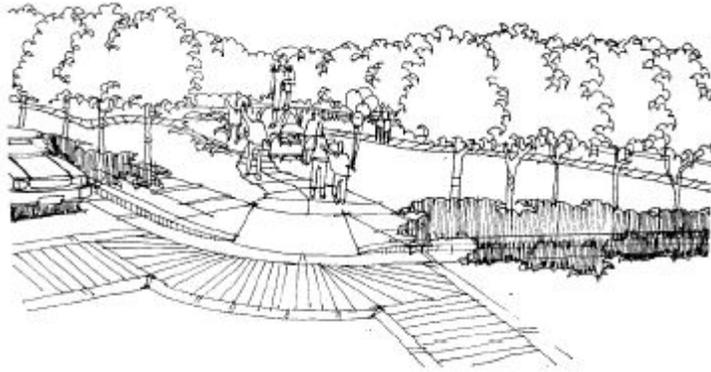


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the highest possible number of residents.

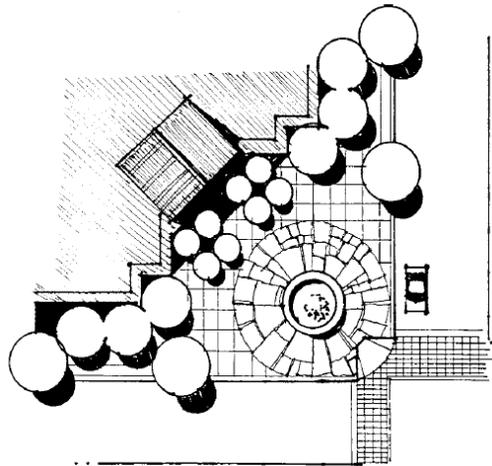
- 11.2.** A square is a type of open space or neighborhood park that may encompass an entire block. It is located at the intersection of important streets or in the

Main Street District and is intended for civic or public purposes. The square is typically



developed in a formal manner consisting of paved walks, lawns, trees, fountains, and may include civic buildings. Civic buildings may also be located across the street from the square. This area is intended as a central gathering space for the community and should be designed to accommodate a wide variety of gatherings.

- 11.3.** A plaza is a form of open space that is typically more urban in nature and occupies a smaller portion of a block than a square. Plazas are typically located at the intersection of major streets. These spaces may range from highly interactive areas with adjacent commercial uses, such as retail shops and sidewalk cafes, to



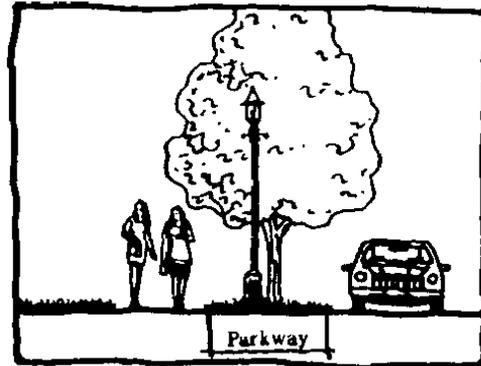
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quiet passive areas for sitting, reading and relaxation. Plazas are designed in a formal manner with landscaping, seating and other amenities such as fountains and public art.

11.4. An open space area or greenways are natural areas where recreation and conversation of nature are among the primary values. They are fingers of green in varying shapes that follow natural features such as ravines, creeks, streams, and other watercourses.

11.5. The parkway is public open space or a planting strip, located between the sidewalk and the street. It is important in defining the pedestrian realm by separating it from the street and

creating a feeling of safety and comfort. The width of a parkway varies from four to fifteen feet depending on the type of street and adjoining land uses. Grass, shrubs, flowers, street trees, and street lighting are located within



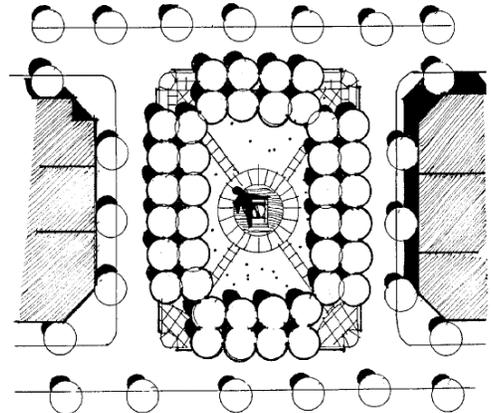
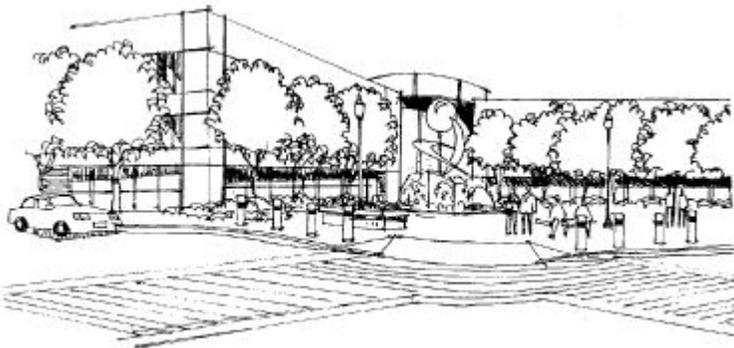
the parkway. Utilities will very rarely be located within this area.

11.6. Street trees are required in the Main Street District to create a frame around and improve the appearance of the Montauk Highway Corridor, as well as, separate vehicles from pedestrians. The existence of trees on the street side of the pedestrian sidewalk is critical. Whenever possible, the placement of trees on both sides of a sidewalk creates an exceptional pedestrian environment. In a mixed residential area street trees shall be located in the parkway within the street right-of-way and spaced approximately 20 feet on center. However, it may be necessary to group

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trees in some locations to avoid obstructions and create views to retail shops.

- 11.7.** A concerted effort is required between community leaders, local government and landowners to site civic or park uses in or adjacent to the Main Street Districts.



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Preferred Street Tree Species List

The following are the preferred street trees to be used to meet Town of Brookhaven street tree standards and specifications (other trees may be acceptable under certain conditions subject to the determination of the Planning Board):

a. Street Tree Species:

<i>Acer buergeranum</i>	Trident Maple
<i>Acer Campestre</i>	Hedge Maple
<i>Acer Ginnala</i>	Amur Maple
<i>Acer rumbrum</i> var.	Red Maple
<i>saccharum</i> var.	Sugar Maple
<i>Acer pseudoplatanus</i>	Sycamore Maple
<i>Acer tataricum</i>	Tatarian Maple
<i>Acer truncatium</i>	Shanting Maple
<i>Amelanchier</i> ssp.	Serviceberry (cumulus Autumn Sunset)
<i>Carpinus betulus</i>	European Hornbeam
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Carya illinoensis</i>	Pecan
<i>Celtis occidentalis</i>	Hackberry
<i>Cladrastis lutea</i>	American Yellowwood
<i>Corylus colurna</i>	Turkish Filbert
<i>Crataegus crus-galli inermis</i>	Thornless Cockspur Hawthorn
<i>Crataegus punctata intermiss</i>	Thornless Ohio Pioneer Hawthorn
<i>Eucommia ulmoides</i>	Hardy Rubber Tree
<i>Franxinus americana</i> var.	White Ash
<i>pennsylvanica lanceolata</i> var.	Green Ash
<i>quandrangulata</i>	Blue Ash
<i>Ginkgo biloba</i>	Ginkgo (male, seedless)
<i>Gleditsia triacanthos inermis</i> var.	Thornless Honeylocust (resistant cultivars only)
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
<i>Koelreuteria paniculata</i>	Goldenraintree
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Lirodendron tulipifera</i>	Tulip Tree
<i>Maackia amurensis</i>	Amur Maackia
<i>Malus</i> ssp.	Crabapple (disease-resistant cultivars only)
<i>Nyssa sylvatica</i>	Tupelo

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<i>Ostrya virginiana</i>	American Hophornbeam
<i>Plantanus x acerfolia</i>	London Planetree
<i>Prunus</i> ssp.	Flowering Cherry (less than 35' tall) i.e. 'Accolade' 'Kwanzan' 'Schubert'
<i>Prunus sargentii</i> 'Columnaris'	Columnar Sargent Cherry
<i>Pyrus calleryana</i>	Callery Pear 'Aristocrat' 'Chanticleer' 'Cleveland Select' (not the cultivar 'Bradford')
<i>Quercus acutissima</i>	Sawtooth Oak
<i>bicolor</i>	Swamp White Oak
<i>borealis</i>	Northern Red Oak
<i>imbricaria</i>	Shingle Oak
<i>macrocarpa</i>	Bur Oak
<i>muhlenbergi</i>	Chinquapin Oak
<i>phellos</i>	Willow Oak
<i>robur</i>	English Oak
<i>Sophora japonica</i>	Japanese Pagoda tree
<i>Syringa reticulate</i>	Japanese Tree Lilac
<i>Tilia americana</i>	American Linden
<i>cordata</i> var.	Little Leaf Linden
<i>tomentosa</i>	Silver Linden
<i>Ulmus carpinus</i> var. <i>buisman</i>	Buisman Elm
<i>parvifolia</i>	Chinese Elm
<i>Ulmus</i>	Elm hybrids (Douch elm resistant cultivars) i.e. 'Urban' 'homestead' 'Pioneer'
<i>Zelkova serrata</i>	'Sapporo Autumn Gold' Japanese Zelkova

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b. Prohibited Trees:

Ailanthus, White and Silver Birch, Box Elder, Catalpa, Cottonwood, Siberian Elm, "Fruit" trees, Silver Maple, Mimosa, Pin Oak, Russian Olive, Poplar, Weeping trees, Willows, Shrubs, all Evergreens.

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BROOKHAVEN TOWN BOARD

John Jay LaValle, Supervisor

Geraldine Esposito, Councilwoman
Eugene Gerrard, Councilman
Edward J. Hennessey, Councilman
Charles Lefkowitz, Councilman
Timothy Mazzei, Councilman
James M. Tullo, Councilman

PLANNING BOARD

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Robert L. Hughes, Vice Chair
Donald W. Leo, Board Member
Peter Chris, Board Member
M. Cecile Forte, Board Member
Stephen Keegan, Board Member
Vincent Pascale, Board Member

BOARD OF ZONING APPEALS

Frank C. Trotta, Chairman
Marvin Colson, Vice Chairman

TOWN CLERK

Stanley Allan, Town Clerk

RECEIVER OF TAXES

George A. Davis

SUPERINTENDENT OF HIGHWAYS

Patricia Strebel

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**DEPARTMENT OF PLANNING, ENVIRONMENT AND
DEVELOPMENT**

Daniel J. Gulizio, Commissioner

Brenda Prusinowski, AICP, Chief Deputy Commissioner

Linda Peterson, Deputy Commissioner

PLANNING DIVISION

Joseph Sanzano

Sharon Wohlgemuth

Town of Brookhaven

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