

Village of Port Leyden Comprehensive Plan Committee

Date: December 16, 2025

Time: 3:30 PM

Location: Town of Lyden Justice Building, 3514 Mechanic Street, Port Leyden, NY

1. **Roll Call-** Heather Collins, Nick Byrne, Karen Carr, Silver Wolf.
2. **Brief Recap of previous meeting:**
 - a. The committee finalized the Vision Statement, reviewed survey results with a focus on Battery Energy Storage Systems, held an open discussion on housing and its role in the Village's identity, and began mapping problem properties to continue at the next meeting.
3. **Public Comment :** None
4. We discussed the below strategies:
 - a. Identify low-hanging commercial fruit (residential is not my funding forte—we will be sure to note to create a partnership with Snowbelt Housing Co.):
 - i. [New York Main Street](#)- Hartley's Building, Goderdhan Building, etc
 1. These properties the Village can target as public/ private partnership opportunities, as NYMS is funding attainable through municipalities that are pro-housing Communities, which the Village of Port Leyden is.
 - ii. Vacant (commercial/mixed use) Properties- Restore NY or other CDBG funding.
 - iii. Silver Wolf volunteered to drive around to identify properties of interest once definitions are agreed to for Blight, underutilized etc.
5. Discussion over Housing Section:
 - a. Highlight that accessory dwelling units are allowed and enable people with the tools to convert
 - b. Non-traditional land uses- Cannabis Dispensary/ Growery
 - i. Single highest tax revenue generator in the State.
 - ii. Could add a community benefit for such a development type
 - iii. Zoning to ensure it is not confusing with a smoke shop with agreeable design standards
 - iv. Set the Village apart from other municipalities within the County
 - c. Start investing in Human Capital – Work Program to sustain development workforces.
 - i. Organize a Workforce Preparation Program

1. Skilled workers from within the Village
2. Work with the businesses within the Villages
 - a. Bridges out of Poverty
 - b. Veterans
3. Work grants → Potentially Career Here or Transitional (Fort Drum)
 - ii. Once the Program was outlined, Silver indicated that she had so many political connections that she should be able to provide seed money.
- d. Housing- attracts people to come flip houses and/or live here through programs and advertising to select groups that have the skills and resources (veterans, retired officers, etc).
- e. Community Improvements—Village Board to Consider
 - i. Village-wide garbage pickup
 - ii. Bringing back garbage cleanup days
 - iii. Discuss and consider opting in for Cannabis dispensaries.

6. Group Roles and Responsibilities Prior to Next Meeting:

- a. **Megan-** Provide definitions of terms.
 - i. The Board will revise as needed to have final terms.
- b. **Silver-** drive around the entire Village identifying properties and what is needed.
- c. **Heather and Nick-** Have the discussions with the Village Board regarding garbage and land uses that would require a resolution passage.
- d. **Group-** Review **Section VI (Economic Development) through Section IX (Natural Resources), pages 20-27**, and email suggestions to Megan to be discussed at the next meeting.
- e. **Group-** Review of the attached workforce review proposal and adjust as needed. This program will likely need to go through the Village Board, so Heather and or Nick could start planting the seed.

Next Meeting: January 19, 2026 at 3:30 PM