

**Village of Port Leyden Comprehensive Plan Committee**

**Date:** November 17, 2025

**Time:** 4 PM

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

1. **Roll Call-** Heather Collins, Nick Byrne, Karen Carr, Nick Hartley.
2. **Brief Recap of previous meeting**
  - a. Last meeting, we finalized content of the survey, finalized public outreach event details.
  - b. Approve Meeting #3 minutes.
  - c. A survey was sent to members regarding the format of preparing the plan's content and the overall schedule.
3. **Public Comment:** No public present.
4. **Review the results of Public Outreach-**
  - a. Village Needs- Lighting, sidewalks, food places, greenery, enforcement, collaboration, open community spaces, trails, park improvements.
  - b. Village doesn't need- Crime, blight, clutter and debris, and meth heads.

The Committee felt this all tracked with what they identified in their beginning meetings. One member thought it was interesting that food places were identified, but after talking about it; the village currently has Cliff's and Dollar General. It was agreed that it would be much more convenient to have a place in Port Leyden. The Mayor indicated that the Village may have 2 eateries within the following year.

5. **Create a Vision Statement that encompasses the following things: (what the public wants to see in the next 5-10 years)**
  - a. The proposed Vision Statement in the draft Comprehensive Plan was accepted.
6. **Survey Analytics were provided via email with Draft Comp Plan:** The Committee discussed the survey feedback and was surprised by how much aversion there was to Battery Energy Storage. Ms. Krokowski explained that much aversion was caused by the fire in Shamo that burned for over a week, releasing fumes into the air and water, with no known data on the impacts of such on people's health. This was followed by numerous other battery energy storage fires throughout the country. Ms. Krokowski explained that the state's electrification push through the CLPCA makes local municipalities more intentional and informed by data, should their regulations differ from those of the State. Therefore, the survey results are right on point, and it was intentional that this question and data were included in the survey, especially given the dense population of the village.
7. **Open Discussion:**

The Committee openly discussed the fact that housing was a need that had been identified. Ms. Carr advocated for affordable housing, arguing that it shouldn't have age stipulations. It was noted that there is affordable housing in the Village, as two landlords of such were on the committee. This referred to Port Leyden Portal LLC, which was described as heavily grant subsidized, but with the owner having a vision to help pull Port Leyden out of being labeled as low-income by gradually bringing in higher incomes, in turn spurring the economy in hopes to generate an ecosystem that can support the growth needed to get Port Leyden out of the recession and disinvestment it finds itself in.

It was discussed that a significant amount of money is being left on the table in the form of grants, whether local or state. Ms. Krokowski explained that the Hartley building would be an excellent project for NYMS. Ms. Collins indicated that the Village has access to numerous funding mechanisms, provided the property owner is willing to follow certain grant parameters. However, this requires coordination and cooperation with several entities, including the County and others. These mechanisms are or will be available to the Village as they are working on their Pro-housing endorsement with the state.

It was also identified that landlords who fail to maintain their properties need to be addressed. (Fred Marriott in particular)

The Committee began labeling properties on the aerial map of Port Leyden that require work, including CDBG Teardown, Property Maintenance, and Blight, which will be continued at the next meeting.

**Next Meeting: December 16, 2025 at 3:30 PM**