

Village of Port Leyden Comprehensive Plan Committee

Date: January 19, 2026

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. **Public Comment:**
3. **Map Work: Discuss development zones vs protection zones**
 - i. **Industrial/ light industrial** (may not apply as I don't know much about existing manufacturing or processing that occurs in the Village, nor old warehouses)
 - ii. **Commercial**—This may be tricky with how residential is scattered within commercial on Main Street, and the former school is technically a Lincoln Street address.
 - iii. **Mixed Use-** The Board may want this designation to get more grant funds for **Parcels Along Main Street? Silver to look into.**
 - iv. **Residential-** Could have overlay in certain areas for residential clusters if needed.
 - v. **Parks/ Cemeteries/ Historical zone-** Megan and Heather will work on overlay for Historical zone and Waterfront protection/ water supply zones.
 - vi. **Waterfront protection zone/Water supply protection zones-**Megan and Heather will work on an overlay for the Historical zone and Waterfront protection/ water supply zones.
 - vii. **Renewable Energy-** The Village will defer to the Town of Lyonsdale and Leyden solar overlay map for the placement of commercial renewable energy due to density and safety concerns.
4. **How Land Use Planning fits into the vision**
 - a. Does land use planning prohibit business or require standards and accountability for long-term sustainability? **It can, but our goal is to balance business with long-term sustainability.**
 - b. How do you want to get there?
 - i. Village incentives
 1. Tax balancing incentives when major exterior improvements are made.

- a. Tax ramifications are a major deterrent of locals investing in their properties, but at what cost and to whom.
- 2. Best garden/Best storefront competition to return a sense of pride, comradery and sense of place.
 - ii. Volunteers
 - iii. Strong zoning framework
 - iv. Coordination with Code Enforcement
- c. Nonconformities. Setbacks, use, parcels, subdivision law, etc.

5. Open Discussion

Next Meeting: February 16, 2026, at 3:30 PM