

VILLAGE-LDC PROPERTY  
PUBLIC FORUM – TALKING POINTS

SLIDE 2

-Background:

Village Board & LDC Board seek public comments for decision about future of jointly owned property.

-Timeline:

- Public information & comments – by August?
- Decisions by Village & LDC Boards – by September

-Purpose of Forum:

To provide residents with information about the Village-LDC property to enable informed comments to the Village Board and Sackets Harbor LDC the future of the property.

SLIDE 3 - What is the LDC

Sackets Harbor Local Development Corporation

-501(c)(3) not-for-profit corporation

-Governmental instrumentality separate & apart from Village

-Mission

- 1) Relieving and reducing unemployment;
- 2) Bettering and maintaining job opportunities;
- 3) Providing or assisting in the instruction or training of individuals to improve or develop their employment or job capabilities;
- 4) Assisting, encouraging or carrying on scientific research for the purpose of aiding the Sackets Harbor community and area by attracting new industry or business to community & area.
- 5) Encouraging the development of, or retention of, industries and businesses in the Sackets Harbor community or area;
- 6) Lessening the burdens of local government in the Sackets Harbor area and community and acting in the public interest.

-Board – 7 mbrs, including Mayor & 1 Village Trustee

-Assets – (2020): \$781,443

-Activities

- Property clean-up
- Micro-loans
- Stone Hospital loan

SLIDE 4 (Site Plan)

What is the Village-LDC property?

- Explain boundary
- Summarize history of the property - See Timeline

SLIDE 5 - Property Information

-Jointly owned by Village and LDC

-Northern Parcel - 37.6 acres

-Southern Parcel – 22.35 acres (32.2 – 9.85 ac sold to AMS)

- Value - 2021 appraisal
  - Rural Residential
    - 10-15 ± acres: \$4,000 to \$4,500 per acre
    - 30-40 ± acres: \$2,500 to \$3,500 per acre
  - Commercial/Industrial
    - Up to 10 acres: \$20,000 to \$30,000 per acre
    - 10+ acres: \$10,000 to \$20,000 per acre
- Brownfield Site – remediation
  - Completed/certified – 2017
  - Total cost: \$945,000
  - DEC pay-back: per DEC Brownfield grant contract – if sold. Up to \$400,000?
- Use Development Considerations
  - Zoning –
    - Residential, Rural Conservation
    - Special Permit, PDD
    - SEQRA - archaeology
  - DEC Pay-back
  - Village Plans

SLIDE 6 - Preservation Plan

- Archaeological survey (2008) concluded actual battleground included northern parcel
- Preservation Plan (2012) for the “Battleground”, included the northern parcel. Plan ranked the northern parcel as Priority 1 for preservation.
- Report on Revolutionary War and War of 1812 sites submitted to Congress by the U.S. National Parks Service also concluded that the Sackets Harbor Battleground is considered a Priority I Principal, most endangered site, which required preservation action to prevent its destruction or damage.
- LWRP/Heritage Area Plan

SLIDE 7 - Current Options - #1

#1. Battlefield Trust

- National non-profit, 501(c)(3)
- Mission: preservation of battlefields of the American Civil War, the Revolutionary War and the War of 1812 through acquisition of battlefield land.
- AMT has offered \$250,000 to buy northern parcel
- AMT would then donate it to NYS Parks for inclusion in SH Battlefield State Historic Site

SLIDES 8 & 9 - Current Options - #2

2. Village Discovery Park – see Summary Sheet

- Concept & Goals
- Elements

SLIDE 10 - Current Options

3.?

SLIDE 11 - Questions & Comments

- Form will be passed out for attendees to give comments

## VILLAGE/LDC PROPERTY

### TIMELINE

3-23-2023

- December 2000 -Village transfers \$250,000 to LDC (from US Urban Development Action Grant)
- December 2000 -LDC buys 112 acres of former Augsbury oil storage facility for approximately \$200,000
- December 2006 -LDC sells 40 acres of property to NYS OPRHP for \$746,000
- July 2007 -LDC transfers joint ownership of 72 acres (including northern parcel) to Village
- October 2008 -Village and DEC sign contract for Brownfield grant 90/10 funding program. Grant contract requires portion of State funding be re-paid if Village sells property.
- 2008 -Village completes archaeological survey of “Battleground” funded by grant from Dept. of Interior ABPP
- 2012 -Village consultant completes Battleground Preservation Plan funded by grant from Dept. of Interior ABPP
- March 2017 -DEC issues Certificate of Completion – site clean. Total cost of clean-up was approximately \$945,000.
- January 2018 -Court Order removing Restrictive Covenants on use of property
- American Battlefield Trust offers of \$250,000 to purchase the northern parcel
- July 2022 -Part of southern parcel (9.85 acre) sold for \$67,500
- September 2022 -Village submits a grant application to develop the northern parcel as a Discovery Park

## VILLAGE of SACKETS HARBOR DISCOVERY PARK

### Concept and Goals:

A Discovery Park will be created on Village/LDC property on Northern Parcel. Goals are: Preservation of Battlefield and open space, while maximizing use, minimal build-out. Increase and improve access to nature, provide additional recreational facilities, improve walkability and connections within Downtown. Education about history, local environment, and carbon reduction strategies and techniques.

### Elements:

The Discovery Park will have three themes:

1. Heritage
  - a. War of 1812 – interactive archaeology
  - b. Oil storage facility
  - c. Pre-European settlement, First Nations
  
2. Eco-park
  - a. Nature Trail
  - b. Solar energy generation demonstrations– wind & solar panels
  - c. Micro-environs – forest, wetland, marsh, pasture
  - d. Village green solutions – backyard scaping, composting, “green” parking lot
  - e. STEAM learning activities
  
3. Recreation
  - a. Nature Trail & Fitness Circuit Trail
  - b. Dog Park
  - c. Other recreation – golf, disk golf

### Interpretive Signs

- a. War of 1812 Battle, archaeology, Pre-European settlement
- b. Oil Storage Use & Contamination, Clean-up
- c. Micro-environments
- d. Solar Energy