

REVISED FIRST DRAFT OF PROPOSED CHARGE TO THE PLANNING COMMISSION TO STUDY USES OF VILLAGE-OWNED LAND AND FACILITIES

Charge to the Planning Commission

The Village of Saltaire owns land and buildings currently utilized for specific purposes as well as several vacant or partially utilized parcels of land. The Board of Trustees asks the Planning Commission to develop a set of findings and recommendations about whether and how these physical resources could be more effectively employed to support the long-term future needs of the Village. It is expected that these findings and recommendations will provide information that will be useful in helping the Village formulate an updated long-term capital investment plan.

To assist the Commission in its work, attached is the PowerPoint study of the Maintenance Yard and other spaces presented in October 2024 by Trustee Oppenheimer. [Village Property Summary](#) The Commission is of course at liberty to request additional materials or consult with other individuals or agencies as it may deem necessary to complete its report.

Principles and considerations for this study should include, *but are not limited to*, the following:

- Undeveloped land contributes to the preservation of the scenic beauty of the village for future generations
- Undeveloped land may serve a critical environmental function
- Undeveloped land parcels could be a future funding source
- Undeveloped or underutilized land may be needed for an extension or relocation of one or more Village functions
- Undeveloped or underutilized land might be allocated for new uses, activities and/or facilities
- Residential housing provides a significant competitive advantage to the Village in hiring and retaining employees

- Environmental and other regulations promulgated or enacted by the DEC, FINS, New York State, Suffolk County or other agencies or jurisdictions may impact the Village's ability to utilize un- or under-developed land now or in the future
- The potential impact of development, including new, expanded or relocated buildings or facilities, on community esthetics, quality of life and the peaceful enjoyment of the community by residents and visitors, as well as its possible impacts on the operations of the Village and other necessary agencies

- The financial impact on the Village of ongoing, annual operational and maintenance costs associated with existing and/or new buildings or facilities that may be a factor in assessing their need or feasibility

The following list of possible needs, uses and contingencies to be considered by the Commission should include, *but should not be limited to*, the following:

Possible needs and contingencies

- Additions/Modifications to the Village stock of housing for employees, both year-round and seasonal
- Non-residential space for concessionaires and needs of those with contracts with the Village (carter, water wells and associated services, PSEG/Verizon, etc.), and for the Village itself (lifeguards, camp, fire company, public safety, etc)
- Non-residential space for the possible relocation of critical water and maintenance facilities in case the current locations are rendered unusable by storm and/or regulatory action
- Additional recreation facilities

We ask the Planning Commission to begin its work as soon as possible after receipt of this charge and to submit its report to the Board of Trustees by March 31, 2026.

Hugh A. O'Brien, Mayor, July 6, 2025