

Village of Greenport LWRP Monitoring Report June 2010

Community Background:

The Village of Greenport, approximately one square mile in area and bordering on Greenport Harbor and Shelter Island Sound, is located within the Suffolk County Town of Southold at the eastern end of the North Fork of Long Island. The Village is located 92 miles east of Manhattan, accessible from there in approximately *two* to two and one-half hours by vehicle traveling the Long Island Expressway (Interstate 495) and NYS Route 25 and/or County Road 48.



The Village owes its development, and much of its vitality, to its waterfront location. Historically, the local economy depended on the activity generated by boating, commercial fishing, fish processing, shipbuilding and other water-dependent activities. In recent years, tourism and the number of second home owners have increased, attracted by the activity and the ambience of Greenport's commercial waterfront, shops, restaurants, and the appeal of its architecturally distinctive homes. These factors have had a positive influence on the Village's economy, resulting in the development and redevelopment of

vacant, deteriorated, or underutilized properties along the Village's waterfront and in the Central Business District. However, careful decisions must be made on future development proposals so when the remaining underutilized or deteriorated properties and existing developed sites are redeveloped, the Village's heritage, as a waterfront community that relies on its direct association with the sea and its commercial waterfront, will be maintained.

Collaborations with Department of State:

After completion of its Local Waterfront Revitalization Program (LWRP) in 1988, funded by a NYS Department of State (DOS) Environmental Protection Fund Local Waterfront LWRP grant (EPF LWRP), the Village of Greenport began working to advance its implementation. The Village's partnership with the DOS to implement the LWRP began in 1996 with its first implementation grant (see grants list below). Since then, the Village has received \$1,945,000 in EPF LWRP grants focused primarily on improving the Village's harborfront, however, under a current EPF LWRP grant the Village is updating and amending their LWRP to incorporate a Harbor Management Plan and address upland uses.

LWRP Monitoring Process:

The goal of the monitoring process is for the Division of Coastal Resources (DCR) to assess a community's consistency with its LWRP and to understand implementation activities and decision-making procedures related to the LWRP. Additionally, this process provides a forum for the community to highlight successes, and request technical and financial assistance for program implementation should it be needed.

The DCR began the Village of Greenport's LWRP monitoring process with a phone call to the Village Administrator to describe that the Village had been selected by DCR to participate in the LWRP monitoring project. A follow-up letter was sent to provide information relating to what the process would involve, and a list of survey questions was attached. The letter indicated that a conference call would take place between DCR representatives and key municipal officials to answer the (survey) questions; a follow-up site visit/meeting would be arranged to review the responses provided in the survey; and, following the site visit, DCR would prepare a written assessment of findings to identify areas of improvement, training, or need for LWRP amendments.

The conference call to discuss the Village's answers to the survey questions was informative and provided the details necessary for the DCR to make its assessment. The Village was well prepared and the call took approximately two hours. Village Administrator Dave Abatelli and Village Trustee Mary Bess Phillips provided the responses.

As a follow-up to the call, DCR staff traveled to Greenport to meet with Village representatives. Participants from the Village were: Village Mayor Dave Nyce, Village Administrator Dave Abatelli and Village Trustee Mary Bess Phillips. As part of the meeting, the Village described the relevance of the LWRP, its use, and where the Village stood in its implementation. The meeting provided DCR with an opportunity to more fully assess the Village's implementation of its LWRP and clarify several items discussed during the call as well as to gain a better understanding of where the Village would like to go with their LWRP update. The meeting concluded with a tour of the waterfront as well as some key inland parcels that are also within the Village's Local Waterfront Revitalization Area (LWRA).

DCR Findings:

LWRP Document Accessibility

Paper copies of the LWRP document are kept in the Village Clerk's office, the building department, the library, with the Town of Southold and with the Mayor and Village Trustees. The document is available for review to anyone who makes a request. Additionally, the LWRP is available electronically on the Department of State website: <http://www.dos.ny.gov/opd/>

LWRP Implementation

Overall, the Village of Greenport has seen a considerable amount of reinvestment in the community since the development of its LWRP. The *Village of Greenport Local Waterfront Revitalization Program* is the Village's primary planning document that guides waterfront development/ revitalization and the protection of the Village's waterfront resources. Upon the adoption of the LWRP, the Village adopted the necessary changes to the Village Code to implement the LWRP- including amendments to the zoning code.

Through implementation of its LWRP, Greenport has truly revitalized its waterfront- especially around the Mitchell Park and Harbor- but as the LWRA is coterminous with the Village boundary, the Village has achieved many upland implementation projects as well. The Mitchell property was transformed into a successful park used by visitors and residents alike and the harbor and new piers throughout attract new boaters every year (see photo to the right). With the successful harbor as an anchor, new businesses have been attracted into the easily accessible downtown commercial area.



Mitchell Park



Boat Railway- Greenport Yacht and Shipbuilding Co.

The completed LWRP implementation projects have been done using a combination of EPF LWRP funds and private investment. During the monitoring process, Village representatives indicated that the DCR has played a significant role in the Village's successful waterfront redevelopment, especially the revitalization of the Mitchell Park site, but having the LWRP in place has also helped to focus private investment in key areas, including the development of a new hotel adjacent to Mitchell Park (Harborfront Inn) and the reuse of large warehouse in their boat yard for the manufacturing of high-end boat seats (STIDD Systems).

The Village is currently undertaking an update of their LWRP to incorporate the Harbor Management Plan, to address a lack of affordable housing, and to renew its long-term vision for the waterfront and upland areas as the LWRP is viewed as the Village's comprehensive plan and to focus on protecting the infrastructure necessary for a successful working waterfront- such as the boat railway located at the Greenport Yacht and Shipbuilding Co.).

Local Consistency Review

Village agencies, local officials and the public are aware of the LWRP and the consistency requirements associated with it. The LWRP has been instrumental in protecting the Village's waterfront resources. The Village uses its LWRP as a guideline and standard base for discussions for all waterfront actions.

Chapter 139 of the Village Code is the Waterfront Consistency Review Law. As part of the Village's local consistency process, Village agencies proposing to undertake actions must make their own consistency determinations, however, they can consult the Conservation Advisory Committee for recommendations.

The Village has had a good relationship with the DCR in relation to consistency of State and Federal actions with the Village's LWRP.

Grants Awarded

Title 11 Environmental Protection Fund Local Waterfront Revitalization Program

Village of Greenport

Year	Amount of Grant	Project Description	Status
1995	\$25,000	<p>Design of Waterfront Park and Harbor Walk</p> <p>Under this grant, the Village held a design competition for the design of a waterfront park and harbor walk. The site was the "Mitchell Property", a vacant waterfront site located between the harbor and the Village's commercial district. The park now contains a vintage carousel, a harbor walk, a transient boaters marina and various other park amenities. The Park provides an attractive linkage between the waterfront and the Village's commercial core.</p>	Closed
1996	\$35,000	<p>Harbor Management Plan</p> <p>Under this grant, the Village of Greenport developed a harbor management plan which included plans and designs for harbor management and improvements. Although the Plan was never formally adopted, it contained plentiful information on Greenport's harbor facilities and identified needed facilities and infrastructure in the harbor and identified ways to complete Mitchell Park.</p>	Closed
1996	\$75,000	<p>Mitchell Property Design</p> <p>This grant was awarded for preparation of construction plans needed for redevelopment of the "Mitchell" Property", a deteriorated and abandoned, but regionally important, waterfront site adjacent to Greenport Harbor. The final design provided for expanded public access, limited commercial elements, incorporation of the historic carousel, and mooring provisions for historic ships.</p>	Closed
1997	\$75,000	<p>Mitchell Property Redevelopment and Marina Design</p> <p>Under this grant, the Village completed a final design for the Mitchell Park and Marina, including a boardwalk and marina facilities. Substantial state, federal, and local funds had been spent through successful partnerships to redevelop the vacant waterfront parcel which now provides an important link between the waterfront and central business district while joining two museums and a transportation hub with the rest of the Village. The marina component of this project revitalized a former marina site adjacent to the waterfront park and incorporated it within the park design.</p>	Closed

Grants Awarded			
Title 11 Environmental Protection Fund Local Waterfront Revitalization Program			
Village of Greenport			
Year	Amount of Grant	Project Description	Status
1998	\$255,000	<p>Mitchell Park Westerly Pier Completion</p> <p>Under this grant, the Village constructed improvements needed to complete the westerly existing pier and bulkhead at Mitchell Park & Marina. The project completed the first phase of the development of a docking facility designed to accommodate transient recreational vessels, passenger ferries, party fishing boats, excursion vessels and Tall Ships.</p>	Closed
1999	\$320,000	<p>Mitchell Park and Marina Transient Docking Basin</p> <p>Under this grant, the Village furthered improvements to the west pier at the Mitchell Park and Marina Transient Docking Basin. The project implemented part of the marina design developed under the 1997 EPF grant that provided funding for the design of a multi-use marina to accommodate transient recreational vessels, passenger ferries, party fishing boats, excursion vessels, and Tall Ships.</p>	Closed
2000	\$450,000	<p>Mitchell Park and Marina Phase II</p> <p>Under this grant the Village continued the development of the Mitchell Park and Marina project with the completion of the harborwalk on both sides of the park, linking with the railroad/ferry hub to the west and the Greenport wharf to the east. Additional construction work also included pedestrian and vehicular access from Front Street.</p>	Closed
2003	\$525,000	<p>Construction of Transient Docking Facility at Mitchell Park and Marina</p> <p>The Village continued the implementation of the Mitchell Park and Marina project by constructing a transient docking facility. The Village also implemented the New York State Coastal Resources Interpretive Program by designing and installing four interpretive panels along the Village of Greenport waterfront and a kiosk at Mitchell Park.</p>	Closed
2004	\$100,000	<p>LWRP Amendment to Incorporate HMP</p> <p>Under this grant the Village will amend its Local Waterfront Revitalization Program to incorporate a Harbor Management Plan. The LWRP amendment will also update the information and vision included within the LWRP to ensure it lays out the proper direction for the Village. T</p>	Under-way

Grants Awarded

Title 11 Environmental Protection Fund Local Waterfront Revitalization Program

Village of Greenport

Year	Amount of Grant	Project Description	Status
2004	\$85,000	<p>Old Schoolhouse Restoration at Mitchell Park</p> <p>The Village of Greenport will relocate and restore a historic one-room schoolhouse to municipally-owned property on Front Street (NYS 25) at the entrance to Mitchell Park on Greenport Harbor. Work will include site preparation, building relocation, and interior and exterior restoration to provide space for interpretive programs on the Village's historical working waterfront.</p>	Under way