

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

July 20, 2026

To the Board of Trustees of the Village of Saltaire,

Responding to the Board's charge to prepare a long-term land use plan to inform its capital planning and decision-making, the Planning Commission (PC) has prepared a comprehensive report. It addresses the next set of challenges facing the Village by identifying emerging Village and community needs for land use, evaluating options and establishing priorities.

To develop this report, the PC undertook a ten-month planning process, engaging Board members, Village leadership, and Saltaire homeowners in an extensive review of municipal land use, facilities, and infrastructure needs. What the PC heard throughout this process was a remarkable dedication to Saltaire and a thoughtful consideration of how the Village can best uphold what it values while charting a path forward to meet future needs. The recommendations presented here reflect careful study, discussion, and deliberation.

Together, this set of recommendations provides a strategic framework for guiding decisions on municipal land use, buildings and open spaces. Central to this framework is a focus on optimizing shared assets and infrastructure to support future needs, enhance the Village's ability to provide essential services, and help to ensure that long-term planning aligns with community needs. It also seeks to carry forward Saltaire's long tradition of community stewardship so that its unique character and sense of place may endure for generations to come.

Respectfully submitted,

The Planning Commission

VILLAGE OF SALTIRE

Planning Commission

Land Use Review and Recommendations

July 20, 2026

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1. Introduction

The Board of Trustees of the Village of Saltaire (“VOS”) charged the Planning Commission (“PC”) with evaluating both developed and undeveloped Village-owned lands, buildings and infrastructure and proposing planning solutions. The following comprehensive ten-month study documents the PC’s process, the needs of the Village and outlines recommended planning solutions to address these needs.

This review represents an initial phase of the Board’s initiative to develop a new long-term capital investment plan. It is intended to provide foundational data and a strategic framework for decision-making. The report outlines key priorities for municipal resources, evaluates options for modernizing infrastructure, and identifies how Saltaire’s scenic and environmental assets can be sustained for future generations.

Review Process

The review encompasses most Village-owned properties, including existing buildings, infrastructure and open land. Throughout the process, the PC focused on anticipating the future needs of the VOS and the community.

The PC examined relevant plans and available maps and toured Village facilities and properties. Members of the PC engaged the VOS Administration, members of the Board of Trustees, and all department head in discussions about municipal and community needs. In addition, a survey of Saltaire homeowners was conducted to understand residents’ perspectives and identify concerns about municipal needs and public amenities. Based on this information, the PC evaluated the needs and priorities, weighing some of the potential financial impacts outlined in this report. The PC then engaged in discussions that generated planning solutions. In some cases, multiple options are described with a clear recommendation proposed.

Key Findings and Challenges

Analysis showed that residents are highly satisfied with the Village’s current trajectory and share a commitment to safeguarding Saltaire’s unique character — its natural beauty and the haven it offers to their families (please refer to Appendix A for survey results). There was a consensus that existing buildings and infrastructure should be maintained and improved rather than building new facilities as well as a strong interest in minimizing impacts on the Village’s natural beauty.

The PC’s survey also found broad support for Village-provided services and their continued enhancement, reinforcing this positive outlook. The exceptional dedication of VOS leadership across all departments directly drives this strength.

Looking forward, the study identified multiple challenges the VOS will face in the coming decade. While the VOS has resolved critical issues in recent years, infrastructure continues to age, and a number of properties require maintenance and upgrades. Structural growth to meet future needs hinges on regulatory compliance, whereby options for building expansion will require careful technical study. Notably, many structures do not meet updated FEMA flood resilience codes or DOH environmental standards for septic systems. Moreover, certain land uses have developed organically and would benefit from reorganization. This presents an opportunity to assess the village’s current assets and provide a strategic plan.

2. Planning Process

Our Charge

In September of 2025, the Planning Commission (“PC”) undertook the charge given by the Board of Trustees to study the Village's developed and undeveloped public lands. The PC was asked to report on these properties and facilities, recommending their optimal utilization for the intermediate and long-term benefit of the community. The mandate was to develop findings and recommendations on whether and how these physical resources could be more effectively employed to support Saltaire's long-term future. Ultimately, this report is intended to provide the foundational data, potential solutions, priorities and a strategic decision-making framework needed to formulate an updated long-term capital investment plan.

Our Members

- Kathryn C. Woods, Chair
- Carol Cappelletti
- Robert L. Cox III
- Jeff Murphy
- Melissa Havercroft (replacing William Obre)
- LaNette Hodge
- Carolyn Wise

Information Gathering Phase

In the fall, the PC met with Mayor Hugh O’Brien to review the Board’s charge. He was joined by former Trustee Nat Oppenheimer, who served as consultant to the Board.

During this initial phase, the PC toured Village properties including the Maintenance Yard. To facilitate its work, the PC requested background maps, floor plans, land-use data and the development history of each property area under review. To gather comprehensive input, the PC identified all key stakeholders.

Stakeholder and Public Engagement

Over the winter, the PC initiated a series of meetings and discussions with stakeholders responsible for using and/or maintaining the various public properties. The goal was to fully understand the anticipated future needs and stakeholder perspectives of each Village department, alongside the Saltaire Volunteer Fire Company. To facilitate this engagement, the PC partnered directly with the Board members who oversee those respective departments.

Stakeholders included in this phase:

Board Members

- Hugh O’Brien, Mayor
- Anna Kovner, Trustee
- Kate Lihn, Trustee
- Susan Skerrit, Trustee
- Frank Wolf, Trustee

Consultant to the Board

- Nat Oppenheimer

Village Administration and Department Heads

- Mario Posillico, Village Administrator
- Anthony Campos, Public Safety Chief
- Molly Davis, Camp Director
- Vernon Henricksen, Maintenance Chief
- Richard Wilde, Lifeguard Chief

Saltaire Volunteer Fire Company

- David Basche, President
- Josh Raeben, Chief

Review and Synthesis

The PC created summary reports for each Village department and the Saltaire Volunteer Fire Company outlining current and future building and land-use needs to synthesize this input. After reviewing these initial documents, the PC sought further feedback from participating stakeholders to ensure their full range of perspectives had been captured.

Community Survey

To better assess the community's perspective, the PC developed a survey to understand residents' visions for the future of Saltaire. In the spring, with the assistance of Village Administrator/Clerk Mario Posillico, Village Deputy Clerk Georgina Payne, and Village Assessor Megan Leppicello, the survey was distributed via SurveyMonkey to all homeowners whose emails were registered in the Saltaire Citizens Association Directory.

For each Village service and land-use category, the PC gathered input on needs and community priorities. The strong response rate yielded 235 participants, serving as a statistically robust sample for data analysis. Detailed survey results are included in Appendix A.

Planning Phase

In this phase, the PC sought alignment among all stakeholders and explored a range of land-use options, weighing solutions that would address concerns and future user needs. This led to the set of strategic guidelines (see Section 3) used to shape the report recommendations.

With considerable input from Mario Posillico, the PC explored the structural and environmental factors that might affect each initiative. The PC then examined options through financial, environmental, and structural lenses to arrive at community responsive planning solutions.

3. Strategic Planning Framework

In formulating recommendations for municipal buildings and land use, the PC evaluated a range of options against technical, financial, and logistical criteria. As part of its deliberations, the PC established four strategic pillars, creating a decision-making framework that will serve the Board as it develops long-term capital plans. These are:

Pillar 1: Resilience & Sustainability

- **Adaptive Reuse:** Optimize existing buildings and infrastructure over new construction when possible.
- **Smart Land Use:** Favor vertical over horizontal expansion to densify built areas and preserve open space, optimize existing footprints and maximize resource efficiency.
- **Infrastructure Resilience:** Elevate or flood-proof critical structures to ensure FEMA compliance and climate readiness during renovation.
- **Environmental Upgrades:** Modernize septic systems during renovation projects where required to meet current DOH and environmental standards.
- **Sustainable Construction:** When building or upgrading existing structures, endeavor to use sustainable materials and high-performance building principles to minimize environmental impacts, create durable, long-lasting structures and save energy.

Pillar 2: Safety & Security

- **Enhance Safety:** Support strong fire safety, public security, and lifeguard programs to protect residents and visitors.
- **Optimize Public Spaces:** Design community areas to better facilitate safe pedestrian movement and the orderly placement of bicycles, storage, and village transport.

Pillar 3: Operational Efficiency

- **Strategic Workspace Design:** Organize shared municipal spaces to improve safety, security, and workflow.
- **Service Integration:** Centralize critical safety services downtown and maintenance functions at the Yard to create program synergies and free up space for future public needs.
- **Optimize Existing Facilities:** Clean out and reorganize Village-owned buildings to maximize utility, capacity and address unmet needs.

Pillar 4: Environmental Integrity

- **Hazard Mitigation:** Implement land-use practices that reduce environmental risks and protect the ecosystem.
- **Ecological Stewardship:** Preserve shared open spaces and foster biodiversity to maintain the Village's natural beauty and character.

4. Executive Summary

The following summarizes the PC's principal findings and recommendations across each area of study. Full analysis, supporting data, and departmental detail are provided in the corresponding sections of this report.

Saltaire Volunteer Fire Company

The Saltaire Volunteer Fire Company (“SVFC”) has been faced with growing demand, notably for emergency medical services. The PC endorses the department's near-term interior renovation plan and recommends a phased study process — detailed operational needs assessment, off-site optimization, then structural feasibility — before any additional capital-intensive expansion decisions are made. Vertical expansion of the existing building is the preferred long-term path if additional space proves necessary assuming it can be done within existing code requirements and on the existing footprint of the building.

Village Employee Housing

The VOS housing inventory has reached capacity. To accommodate any additional downtown employee housing, the best path forward is to create workforce housing within existing building footprints, either by constructing new second floors or converting existing second floors into apartments. Houses that could offer viable expansion options include 100, 103, and 106 Neptune Walk. Any future analysis of expansion options must evaluate the costs of septic upgrades; therefore, a technical study regarding long-term septic needs and solutions of the downtown is a critical planning priority.

Village Administration

Village Hall is adequate for current and near-term needs following an extensive renovation in 2019. However, two longer-term issues require monitoring: marginal courtroom compliance with state regulations and scheduling conflicts between the courtroom, public meetings, and the Saltaire Library. Larger public meetings could be better accommodated by adding end room seating in the library or using alternative venues such as SVFC or the Saltaire Yacht Club, pursuant to permission or prior agreement.

Public Safety

The VOS addressed most long-term Public Safety needs with the construction of 14 Bay Prom in 2024. The Chief of Public Safety is housed in a duplex apartment at 104B Neptune Walk that will require a new foundation within the coming decade. The department has a garage alongside the chief's residence that serves as a charging station which could be repurposed for both storage and charging.

Medical Services

The Village contracts medical services to Northwell Health. VOS completed construction of a modernized clinic facility at 14 Bay Prom. VOS also provides seasonal housing for medical providers at 100 Neptune Walk, which will require a new foundation. The VOS Medical Committee serves as the advisory board on healthcare planning.

Lifeguard Program

The downtown "base camp" accommodates current program needs by serving as a central gathering and meeting space. Future planning should evaluate the long-term advantages of a downtown footprint as well as potential integration opportunities within space allocated for a future Lifeguard Director. The program will benefit from a purpose-built base camp that addresses specific programming needs and leverages downtown assets.

Recreation Program

The camp program is growing and has piloted a free afternoon session as a step toward full-day programming. However, a sustainable full-day model will require a fee-based funding approach. Before committing to expansion identified by the program, a Phase 2 study is recommended to further assess community demand and pricing elasticity. Other data in the survey found that there was only modest demand for enhanced adult recreational offerings.

The highest capital priority for this program is covered recreation space to shelter children from extreme weather. The PC recommends a permanent lanai-style roof over a portion of the Market deck to serve camp participants while providing a multi-use space for community activities, public meetings, and outdoor dining during off-camp hours. This enhancement efficiently utilizes the deck's extensive capacity.

Maintenance Department

VOS meets housing needs for year-round department staff at 103, 104A and 106 Neptune Walk. Department operations are based at the Maintenance Yard. As the Village's most complex asset, the Yard requires a dedicated master plan. This plan should center on consolidating maintenance operations on the eastern side of Beacon Walk while maintaining a clear separation of utilities, contractor space, and other entities using the area for storage or parking from Village maintenance facilities. Additionally, the plan must accommodate a new well facility.

This strategy reserves the western portion of Beacon Walk—from Lighthouse to the ocean—as open space for native re-wilding, reflecting community support for open land preservation. New landscaping will provide visual screening along the east side of Beacon Walk and protect adjacent residential areas, including three Village-owned parcels. This approach secures necessary space for future infrastructure needs and enhances critical residential assets.

Saltaire Market

The Saitaire Market, constructed in 2016, is a Village-owned facility operated under a third-party concession agreement. It serves the community's needs for groceries, wines and spirits, and prepared take-out foods, and features a large outdoor dining deck. As noted in the Recreation section, the oversized deck presents an opportunity for expanded covered dining. Existing storage is at capacity, and additional screening is recommended to better accommodate storage overflow and reduce its visual impact on adjacent outdoor areas.

Open Space & Undeveloped Parcels

The Village owns five undeveloped residentially zoned parcels. This includes residentially zoned parcels on Pacific and Neptune Walks and three parcels on Pilot Walk which are strategic capital reserves. Since there is no clear present need to sell the properties, the PC recommends that they remain in their current state while establishing a clear divestment framework should Village fiscal conditions change.

The Brodtkin open space, located south of the Market, was evaluated for transformation into a biodiverse, low-impact children's recreational and educational area. This initiative aligns with the property's deed covenant, DEC wetlands classification, and the goals of the original bequest to the Village. The PC recommends gaining community input prior to a design phase.

Bicycle Parking

The VOS should address critical bicycle parking deficits at the bayfront, ocean beach access points, and the recreation field to eliminate hazards for pedestrians and ensure clear access for emergency vehicles. While the VOS near-term strategy is focusing on stricter enforcement measures, longer term capacity solutions should be created by strategically adding bicycle parking in over-crowded zones. A diagram is found in Appendix F outlining potential bike parking expansion throughout the Village.

Storage

The requirement for more storage across most programs and entities—including Camp, SVFC, Maintenance, the Lifeguard program, historical archives and the Market—is impacting the utility of these spaces. The improved utilization of downtown storage areas including the unused space in the attic of 14 Bay Prom and the repurposing of the garage adjacent to 104 Neptune would alleviate the situation. Secondly, the construction of a new shared storage structure at the Yard would help minimize the need for facility expansion.

5. Saltaire Volunteer Fire Company (SVFC)

Overview

The SVFC is an integral part of the Saltaire and Fire Island community. It is a 501(c)3 not-for-profit, corporation which provides emergency medical and fire suppression services under contract to the VOS and, when called upon, to assist Kismet through a paid emergency services contract and other neighboring communities through mutual aid agreements.

The SVFC is headquartered in the Firehouse at 105 Broadway. The building is divided into organization and operations facilities. Within these, it houses operations and training equipment and apparatus, an administrative office, dispatch office, kitchen, meeting room, bathrooms, and ready room (member recreation space). There is a deck on the east side of the building.

Critical Operational Challenges

The SVFC faces several compounding infrastructure challenges:

- **Personnel Health and Safety:** Facility upgrades are urgently needed to improve firefighter safety. These include:
 - Decontamination area for members to remove dangerous substances from their person and attire after emergency response.
 - Increased space within the apparatus bay to increase responder-to-responder and responder-to-apparatus spacing.
- **Year-Round Demand:** Increases in emergency call volume have required expanded operational capacity throughout the year. From 2010-2020, the SVFC averaged approximately 60-65 emergency response incidents per year. Since 2020, the SVFC has averaged approximately 104 incidents, a 65% increase. From 2010-2019, the average off- and shoulder season incident volume was 8.4. From 2020-2025, the average was 13.4, a 58% increase.
- **Recruitment & Retention:** Currently, the SVFC has 60 active, probationary, and auxiliary members, and actively recruits potential members throughout the year, meaning its total numbers are constantly changing. To recruit and retain members, the Firehouse requires dedicated member spaces for meetings, training, and emergency measures such as decontamination and other requirements, and socialization.
- **Facility Lifecycle:** The existing Firehouse was built in 1996. It sits below established flood levels and will require either significant adaptation or replacement in the longer term.

Recommendations

The PC endorses a phased approach:

Phase A: Operational Space & Program Assessment

The SVFC should develop a long-term spatial program identifying specific new space needs and the square footage required for each. This baseline is essential before any capital-intensive decisions can be made.

Near-Term Renovation & Off-Site Storage (Concurrent with Phase A)

The SVFC is actively developing an internal renovation plan focused on maximizing the existing building footprint. This phase reconfigures interior layouts to address contamination and overcrowding and expands the outdoor deck to resolve immediate spatial constraints. The PC has reviewed and endorsed this approach that aligns with its critical strategic pillars:

- **Safety Prioritization:** Updates workflows to reduce operational hazards for personnel.
 - Allocates space for a decontamination area.
 - Reduces overcrowding in the apparatus bay.
- **Space Optimization & Off-Site Storage:** Reallocates interior square footage and relocates lesser used equipment off-site to other storage areas downtown or at the Maintenance Yard to eliminate wasted space.
- **Increased Operational Space Within Existing Footprint:** Converts the existing rear deck into an unenclosed space for member use.

Phase B: Footprint Optimization Studies

If Phase A determines that space demands cannot be absorbed within existing Village assets, the SVFC should evaluate:

- Digitization of records to free storage and office space.
- Recapture of dedicated meeting and training spaces by moving lesser-priority functions (e.g., gym equipment) out.
- Shared programs with neighboring fire departments.
- In addition, if it is determined that housing for additional year-round emergency technicians is required, expansion opportunities within existing housing should be explored as per Village Housing (Sec. 6).

Phase C: Structural & Infrastructure Feasibility

If Phases A and B prove insufficient, vertical expansion of the existing building would be the preferred path forward:

- Maximizes the existing footprint without developing Village open space.
- Accommodates expanding year-round emergency service operations\
- More cost-effective and sustainable approach than full property replacement or a ground-up rebuild.

Phase C studies would include:

- **Structural Integrity Assessment:** Verify whether the foundation can support a second-floor addition.
- **Septic Compliance Review:** Evaluate on-site septic expansion (complex — as it triggers consolidated system review for adjoining properties) vs. off-site pump and transfer connection to the municipal lot capacity south of the Market.

- **Capital Cost-Benefit Analysis:** Compare the long-term return on investment of vertical expansion versus a complete facility replacement.

Additional Options Evaluated

When identifying the SVFC's spatial constraints, the PC considered alternatives to Firehouse expansion. The PC does not find these options preferable but submits them to the Village for consideration should Firehouse expansion prove unviable or the interior renovation insufficient to address health and safety.

- **2 Pomander Walk (Adjacent Property):** The SVFC identified this as a potential expansion site. This option introduces significant municipal displacement — the building currently houses the Recreation Director and serves as a key program meeting space — and is not supported by the PC.
- **New Construction Across Broadway:** While the permitted lot across Broadway has infrastructure advantages (existing septic capacity), the high capital cost and misalignment with the community's expressed preference for preserving open space, as reflected in the survey data, would make it a less viable option.

6. Village Employee Housing

Current Status

The Village's municipal staff housing infrastructure is operating at maximum capacity. To ensure long-term operational resilience, this report establishes a flexible decision-making framework to evaluate future housing demands against projected hiring variables and presents potential solutions.

Expansion Decision Triggers

Capital expenditure for housing expansion remains strictly contingent upon future staffing decisions, categorized into two primary scenarios:

- **Zero Expansion Scenario:** Existing housing inventory will remain adequate under a strict one-to-one staff replacement model, the targeted recruitment of commuting non-residents, and the exclusion of new specialized positions that require housing.
- **Expansion Trigger Scenario:** Conversely, any decision to create net-new roles that require VOS housing will necessitate expanding housing or securing housing rentals in or near the Village.

Housing Inventory & Strategic Outlook

The PC conducted an inventory of all Village-owned housing, evaluating dimensions, condition, septic systems, and occupancy against current and projected requirements. Maps and details on all properties are provided in Appendix B.

Regulatory & Infrastructure Constraints and Recommendation

Any substantial renovation of many of the existing VOS residential units will require significant upgrades to achieve compliance with FEMA and DOH standards. Therefore, any significant increase in density will necessitate assessment of the need for septic upgrades and might trigger compliance with new FEMA flood standards. Among the considerations are:

- **System Interdependence:** Under new "consolidated" SCDOH regulations, certain interconnected building expansions will trigger complex reviews for multiple adjoining properties.
- **Strategic Risks:** These infrastructure hurdles restrict vertical or horizontal development and could lead to underutilized municipal assets.

Recommended Action

Conduct a technical study of septic options and related costs, focusing on identifying regulatory relief pathways, expanding existing capacity, or tying into the Market building septic system to resolve compliance hurdles and establish the groundwork for future expansion.

Housing Expansion Strategies Evaluated

Four approaches to expanding Village housing capacity were evaluated:

- **Vertical Optimization:** Maintain existing footprints, building vertically to maximize density while preserving green space.
- **Service Relocation:** Transition some downtown services to the Maintenance Yard to reclaim central downtown space for housing and other uses.
- **Flexible Assignments:** Reevaluate housing assignments when employees retire, rather than continuing legacy housing allocations.
- **Housing Reconsolidation:** Build shared housing units at the Maintenance Yard, leveraging existing municipal space while circumventing downtown septic constraints.

Recommended Option: Vertical Expansion

Based on the principle of optimization, additional housing demands are best met through the construction of second-floor apartments over existing one-story municipal structures. The overall strategic advantages of this approach include:

- **Cost Efficiency:** Avoids the need for new, stand-alone buildings, minimizing upfront construction capital and long-term facility maintenance costs.
- **Land Preservation:** Preserves vital open space by strictly maintaining existing building footprints.
- **Operational Continuity:** Keeps municipal staff centered downtown, maximizing operational synergies and ensuring high accessibility for residents.
- **Sustainability:** Improving an existing building is the most sustainable approach.

However, executing this strategy is contingent on the following evaluations:

- **Structural Viability:** The underlying structures must be physically viable, ensuring that vertical expansion does not require costly retrofitting or upgrades that exceed the expense of a complete demolition and rebuild.
- **Septic System Requirements:** As noted, any required upgrades in existing septic systems would need to be evaluated.,
- **Spatial Impacts:** The visual impacts of increased vertical elevation on surrounding sites within a dense area.

Review of Existing Housing Expansion Options

This evaluation analyzes the structural capacity and adaptability of Village-owned properties to determine how housing can be scaled efficiently to address both future employee turnover and changing organizational housing needs. A diagram of these housing options is found in Appendix C.

100 Neptune Walk

- **Structural Requirement & Expansion Option:** Requires a completely new foundation regardless of development; because this major replacement is mandatory, adding a second story at that time would be a more cost-efficient option since the new structure can be engineered for the vertical load from day one.
- **Technical Consideration (Septic):** Has a stand-alone septic system, but would likely require a more complex, updated septic solution, which the layout of the property appears to be able to accommodate.
- **Operational Aspect (Winterization):** Currently unwinterized; would either serve as a seasonal solution or require full winterization for year-round municipal use.
- **Regulatory Status (Compliance):** Current FEMA and NYS code standards would require the building to be elevated approximately 2.5 feet when reposted.

103 Neptune Walk

- **Structural Advantage (Historical Layout):** Reverting to the original dual-residence duplex layout minimizes structural alteration and cost.
- **Structural Advantage (Footprint):** Square footage is capable of comfortably accommodating an apartment.
- **Technical Advantage (Septic Readiness):** Utilizes a dedicated septic field with existing capacity, eliminating the requirement for a septic upgrade.
- **Operational Advantage (Winterization):** Fully insulated to accommodate year-round municipal staff.

106 Neptune Walk

- **Structural Advantage (Footprint):** Existing single-story structure has the capacity to accommodate a second-floor duplex.
- **Technical Consideration (Septic):** Has a dedicated septic field; however, upgrading the system to meet current regulatory standards would likely be required.
- **Operational Advantage (Winterization):** Fully insulated to support year-round municipal occupancy.
- **Regulatory Advantage (Compliance):** Existing building elevation fully complies with current FEMA code requirements.

Dormitory-Style Housing

If a detailed technical assessment were to determine that existing buildings could not be feasibly expanded due to septic or other regulatory or cost constraints, the Village could explore centralized dormitory-style housing at the Maintenance Yard. This is not the PC's preferred option as it is not aligned with the recommended strategic planning framework; however, new construction at this site would bypass the logistical hurdles of the current inventory. Given the proximity to existing residences, such a facility would need to be carefully sited and well screened to mitigate potential impacts on adjacent occupants. Any plans should explicitly mandate robust visual and acoustic buffers.

Space within a Multi-use Municipal Building

While projections in our review did not indicate a deficit that would require a new multi-use municipal building with a residential housing component, the Village owns a permitted lot for the construction of 2200 square feet structure adjacent to the market. This parcel has in place a newer septic system capable of supporting upper-story apartments. Although developing this open green space remains a secondary alternative due to environmental and public interest impacts, this site does offer development capacity should municipal deficits reach a critical threshold. The following conditions would need to be met:

- **Cross-Departmental Need:** Documented growth constraints establish a verified need for multi-departmental expansion.
- **Cost Efficiency:** A formal cost-benefit analysis confirms that the economic benefit of new construction outweighs the cost of rehabilitation or expansion of decentralized, aged structures.

7. Departmental Needs Review

7.1 Village Administration

Current Status

Village Hall was fully renovated in 2019 following an extensive study of future requirements. The administration confirmed that the facility adequately addresses current and anticipated municipal needs, although increased summer administrative staffing requirements crowd out meeting capabilities in the conference room.

Employee Housing

The VOS's sole current administrative housing commitment is a year-round, three-bedroom home at 109 Neptune Walk for the Village Administrator. Three additional key year-round staff members reside in adjacent communities.

Shared Library Facility

The library currently serves multiple auxiliary functions due to space constraints elsewhere:

- **Court Administration:** Court operations are accommodated by temporarily reconfiguring the library space, or by using the second floor conference room on busy Library weekends.
- **Public Meetings:** The library serves as the primary public meeting space due to the repurposing of the Firehouse meeting room for SVFC needs.

Planning Outlook

- The existing courtroom space is only marginally compliant with current state regulations. If statutory requirements change, facility upgrades will be required.
- Public trustee meetings could be better accommodated by removing furniture from the north and/or south reading rooms and putting seating in those spaces for major summer meetings.
- The Village could use the SYC for large public meetings if the SVFC or the Library can't accommodate.
- Other conflicts for public meeting space could be mitigated by constructing a shared, covered multi-purpose space. (See the Market section 8 for the recommended solution and options considered.)

7.2 Public Safety

Current Status

Following an extensive planning process, the VOS addressed most long-term Public Safety needs with the construction of a new administrative space shared with Medical Services at 14 Bay Promenade. The department operates year-round with three full-time employees. Seasonally, the department expands to 25 employees, all of whom currently commute to Saltaire except for the Chief. There are three to five employees on duty during day shifts and two to three overnight.

The Village provides year-round housing for the Chief of Public Safety via a duplex apartment at 104B Neptune Walk. The building will require a new foundation within the coming decade, and will need to be elevated approximately 1.5 feet to be compliant with FEMA and NYS Building codes.

Identified Deficiencies

- **Private Bathroom and Changing Facilities:** The current facility at 14 Bay Promenade is shared with the public. Although the department would like private access, its design as a facility that is shared with the public, particularly serving young families using the bayfront beach, makes this unviable. Other options would need to be explored; however, given the septic constraints, there is not a clear alternative at this point.

Transit & Satellite Operations

- **Village Cart Fleet:** Approximately 1,100 trips were logged last season. Carts are currently staged both along the bayfront where there is a charging station and stored and charged in a garage behind 100 Neptune.
- **Lighthouse Satellite Office:** The department maintains a satellite office on Lighthouse Prom to monitor growing through-traffic (e-bikes, utility vehicles). A 1977 easement restricts physical expansion of this site. It is also used by the Department for storage and adequately serves that need.

7.3 Medical Services

Current Status

The VOS leases space at 14 Bay Prom to Northwell Health pursuant to an agreement (with a Northwell option to renew) where Northwell Health is required to provide medical services via a walk-in style medical services care program. The VOS is responsible for providing and maintaining all medical buildings. After extensive community and professional input, a new modern medical office was constructed co-located with Public Safety at 14 Bay Promenade location.

The Village is contractually obligated to provide seasonal housing for Northwell personnel. A Village-owned building at 100 Neptune Walk serves this purpose and provides adequate accommodations. The building is elevated to the required FEMA level, though it will require a new foundation, at which point it will need to be elevated approximately 1.5 feet to be compliant with NYS code. The PC did not formally evaluate future healthcare infrastructure needs, as medical service planning falls under the purview of the VOS Medical Committee. Resident survey data strongly underscored that maintaining robust medical services is a top community priority.

7.4 Lifeguard Program

Program Overview

The Saltaire Lifeguard Program provides an essential safety function within the VOS, rated by residents as an equal priority to Public Safety and the SVFD. The program's infrastructure needs fall into two areas: staff housing and daily operational requirements.

The program operates with approximately 50 staff members over a five-month season, spanning both ocean and bayfront areas. Roughly half of staff commute from off island.

Operational & Infrastructure Requirements

A comprehensive assessment undertaken by the Lifeguard Director identified the following needs [See Appendix C].

Staff Housing

The program's sole housing requirement is seasonal lodging for the Lifeguard Director, currently met through 107 Neptune Walk, a two story, one-family house.

Base Camp Needs

The program's operational Base Camp is currently located downtown at 5A Pomander, serving 18–24 guards daily at peak season.

The PC weighed the advantages of the downtown location for the Base Camp program and determined that there are logistical, operational and cultural benefits including proximity to bay beaches, the market and ferries, and other Village programs. There are also significant benefits to the program related to community integration, synergies with other safety services, and supervisory advantages.

Storage

Daily storage needs are currently met across three satellite locations (Broadway, West Walk, East Walk) plus Base Camp. Longer-term needs include storage for upgraded lifeguard stands potentially required by changing Town of Islip regulations and new training/rescue equipment (e.g., jet skis). The PC recommends creating a new winterized storage facility at the Maintenance Yard, shared across departments [See Maintenance Yard, Sec. 7.6].

7.5 Recreation Program

Children's Recreation Program Overview

The Saltaire Recreation Program is deeply rooted in the community, delivering youth camp programming to generations of Village children while employing local teens. The program accommodates an average of 130 campers per week, peaking at 150, with approximately 80 staff (60 at any one time) operating over a five-month season.

The program currently operates across: Robert Wright Field, the recently reconstructed Art Shed, the adjacent playground, basketball court, Brodtkin Park gazebo, ocean and bay beaches, and — on inclement weather days — the Saltaire Yacht Club and the Saltaire Library (contingent on no conflicting Club and Library programs).

The Director's house at 2 Pomander Walk provides three-bedroom seasonal housing for the Recreation Director and serves as a counselor meeting space.

Long-Term Department Planning

Department leadership and the VOS implemented a free afternoon pilot session as a step toward full-day programming. The VOS has determined that a fee-based model is required to make a sustainable full-day program viable.

Departmental Housing Requests

The department has identified expanded housing capacity as a pathway to allowing the program to offer afternoon swimming, provide space for additional leadership staff, and accommodate personnel trained in social-emotional development.

- **Departmental Priority:** Secure housing for the Aquatics Director to support camp swimming and Red Cross lifeguard certifications.
- **Additional Requests:** Seasonal housing for the Art Director and Field Director.

Evaluation

A post-pandemic Village survey showed solid interest in program expansion; however, the PC's homeowner survey showed mixed data: high to moderate support for youth recreation expansion but less for camp expansion. The PC recommends a Phase 2 study targeted at younger and camp families to definitively assess program demand before determining capital improvements.

If expansion moves forward, the Village will face a strategic choice. While additional VOS housing will provide a strong recruitment incentive and guarantee operational readiness, employing a commuting mainland staff remains a cost-effective alternative for delivering full-time camp services.

Recommendation

Covered Recreation Space

The most critical operational deficit for the Recreation Department is the lack of adequate covered space to shelter campers during inclement or extreme weather. Current alternatives (Library, Art Shed, Saltaire Yacht Club) cannot reliably accommodate the full program volume. The PC studied several options and recommended a covered outdoor shelter at the Market (see Section 6.9).

Review of Other Recreational Facilities and Amenities

Family Recreational Expansion

Based on a prior proposal made by residents, the PC reviewed repurposing a section of the Maintenance Yard for recreational use such as racquet sports, a covered area, or a swimming pool. The PC homeowner survey did not support such a specific initiative. Further study would be required.

Brodkin Children's Bequest

The large undeveloped parcel owned by the VOS south of the Market along Broadway was evaluated for use as a children's recreational space. This parcel was transferred to the Village by the Brodtkin family under a binding deed covenant that restricts its use to children's recreation. Since then, the DEC has officially reclassified the area as wetlands, and Phragmites (an invasive species that suppresses biodiversity) currently comprise much of the planted area.

Evaluating the site under both DEC wetland regulations and the deed terms, the Village's environmental consulting firm, Land Use, concluded that developing passive parkland with minimal structures serves as the only viable option. Within this framework, the PC proposes the following:

Recommendations

- **Gain community input:** Gauge support for a children's recreational and educational area designed for low impact use.
- **Design:** Hire a landscape architect to develop a sustainable and environmentally sensitive design.
- **Explore Design:** Consider designs for passive features – such as narrow boardwalk paths, birdwatching platform and shaded seating—that respect the wetlands ecology and offer opportunities for observation, experiential learning, and connection with the natural environment.
- **Implement Invasive Species Remediation:** Execute a Phragmites eradication and native habitat restoration plan. Consultants indicate that the DEC favors initiatives that offer active habitat remediation.
- **Timing:** Although not identified as a high-priority need, it remains a viable option if community interest aligns with the project's recreational, educational, and environmental objectives.

7.7 Maintenance Department

Program Overview

The Maintenance Department provides comprehensive year-round services with a full-time staff of 7 (plus 1 per diem employee) and 4–10 seasonal per diem staff in the summer season. Housing is provided for 3 full-time staff. Approximately half of the full-time employees commute to VOS.

Housing Allocations

- Maintenance Chief: Year-round housing at 103 Neptune Walk.
- Maintenance Staff: Year-round housing at 104A and 106 Neptune Walk.

Maintenance Yard Overview

The Maintenance Yard serves as the primary base of operations, spanning a full block along both sides of Beacon Walk from the oceanfront to Lighthouse Walk. Developed organically over time, its eastern side concentrates a diverse collection of buildings, equipment, and parking, integrating critical utilities (water facility, fuel tanks, trash removal) with daily maintenance functions (woodworking, repair work). Maps and surveys are found in Appendix E.

Key constraints at the Yard include:

- Increased flood risk due to ocean proximity and buildings not elevated to FEMA standards.
- Shared usage of the space among VOS departments, contractors, and residents utilizing off-season parking.
- The development of competing and overlapping land uses.

Village of Saltaire Yard Operations Review

Current VOS Infrastructure (Eastern Yard)

The following VOS infrastructure is located on the eastern portion of the Yard:

- Former incinerator building: Currently used for large equipment storage (bucket loaders, corn/water chemical pallets) and off-season storage of beach chairs and SCA materials.
- SCWA water facility: Well and secure building for managing the Village water supply.

- Fuel tanks serving VOS maintenance needs.
- Woodworking shop adjacent to the water facility.
- Mechanic shop/meeting area: Year-round facility with bathroom and coffee counter; also used for off-season storage.
- Shared storage shed for contractor golf carts, lawn-care materials, and miscellaneous equipment.
- Parking and garbage transfer areas.

Future Yard Infrastructure Needs

Existing Structures

Several VOS yard structures, including the workshop and storage facilities, require renovation or replacement. It is recommended to evaluate traditional construction against modular alternatives. Furthermore, reorganizing these buildings may optimize space to fulfill additional Village storage requirements.

Creation of Multi-Purpose Storage Facility

The PC recommends constructing a centralized multi-use storage facility to consolidate equipment that cannot be stored downtown to be used by various Village entities and freeing up the Maintenance Yard for core operations. Anticipated users include:

- Public Safety: In-season storage for confiscated bicycles.
- Lifeguard Program: Off-season storage for chairs and equipment.
- SVFC: Non-essential equipment currently stored in parking bays.
- SCA: Storage currently provided to the civic organization.

A square footage audit should be conducted to determine precise needs and implement rotational permitting for seasonal vs. off-season use.

Contractor Operations

The Yard also accommodates the following Village contractors largely operating on the eastern side of Beacon:

Trash Hauling and Carting

The VOS currently carts garbage off island, using two transfer areas at the Yard. Concessionaire Jason Waters (Allweather) has a base of operations for VOS construction material and household waste alongside the VOS Maintenance operations area. Waters' use includes an area for vehicles for carting business and equipment storage related to VOS carting only. Waters also handles wood chipping on behalf of the VOS.

Propane Storage

The VOS approved a three-year pilot lease program with a private vendor for residential propane tank storage, which would involve approximately 400 sq. ft of the Yard. Key parameters of the lease were:

- The Village retains the right to relocate the storage area as needed.

- Storage must comply with all Fire Code Standards and VOS setback regulations (minimum distances, concrete flooring, code-compliant caps, locked fencing).
- Location and design must meet VOS aesthetic and siting requirements.
From a planning perspective, a location east of Beacon Walk is recommended, consistent with other land-use consolidations proposed in this study. The PC notes that siting propane storage near the oceanfront within FEMA's LiMWA zone increases vulnerability to storm impacts.

A final lease arrangement for propane storage is still pending as of the submission of this report.

SCWA Water Infrastructure

The VOS water facility is now operated by SCWA and includes a well and secure building at the Yard. A critical planning and contractual requirement is reserving land for a potential future well, given the aging existing system as well as storm vulnerability. The VOS has identified a candidate site which the PC notes would offer the following advantages:

- Adequate footprint (75x75) with required zoning setbacks.
- Location north of the current facility, above flood lines and storm surge.
- Mature tree screening that buffers views.
- Shared access road with existing VOS departments and SCWA vehicle parking.

Undeveloped Space (Western Yard)

The western side of Beacon Walk currently comprises undeveloped, largely open oceanfront property. It is largely underutilized. There are two portions:

- **Maintenance Operations:** A 25-lot open space designated for municipal functions, which remains without built infrastructure. Current uses include wood chipping, a deer 4-poster station, a Village composting station, an ocean-access public bathroom, and overflow off-season residential parking.
- **Residentially Zoned Lots:** Over 30 years ago, the area was subdivided into three residentially zoned parcels encompassing 20 lots along Pilot Walk. [See Survey Appendix D]. These represent significant financial assets.

Recommendations

The PC recommends developing a new master plan for the Yard with the following framework. A sketch is found in Appendix D:

- **Consolidate Eastern Operations:** Relocate and entirely reorganize maintenance and related operations to the eastern side of Beacon Walk, clearing the western parcel of utility functions. Plans should explicitly mandate robust visual and acoustic buffers to protect neighboring residences.
- **Concentrate Village Maintenance Activities:** Group maintenance activities so that they can be fully separated from other uses. This will better protect Village assets and create a safer facility.
 - **Expand On-Site Storage:** Construct a multi-use Village storage facility in the eastern area north of maintenance operations with access walkway from Beacon Walk.
 - **Dedicate Western Open Space:** Transition the western portion of Beacon Walk—spanning from Lighthouse to the ocean—into open space with native re-wilding. This reflects community support for land preservation. Within this space, VOS must reserve two critical areas:

- **Space for Future VOS Needs:** Sets aside land for potential future infrastructure, ensuring the Village has necessary space should downtown facilities require expansion to meet departmental service needs.
- **Residentially Zoned Lots:** Retain the three adjacent Village-owned, residentially zoned parcels as critical municipal assets, utilizing the new open space and landscaping to buffer and protect these properties.
- **Landscape Recommendation:** Introduce new landscaping to visually screen from the east and to protect adjacent residential areas.

Note on Environmental Impacts

The PC confirmed that the VOS evaluated environmental impacts associated with two prior uses at the Yard and determined that no hazards exist. The former VOS incinerator (closed more than two decades ago in compliance with DEC regulations) incurred no violations or soil impact concerns. An independent, LIPA-funded study of the adjacent former acetylene production facility found no environmental risk and no evidence of contamination from the incinerator.

8. Saltaire Market

Overview

The Village-owned Saltaire Market facility was constructed in 2016 and is maintained by the Village. Services are provided by a third party under a concession contract. The facility includes:

- Retail grocery market, wine and spirits store, food storage, and food preparation space.
- Two separate one-bedroom apartments on the second floor for employee housing.
- A large deck with a small, covered area along the front for outdoor dining.

Recommendations

Storage Overflow Screening

Second-floor storage is at overcapacity, resulting in occasional overflow onto the market deck. This creates both a visual eyesore and a navigation hazard. The PC recommends adding screening at the northeast corner of the deck to separate the market deck from the market outdoor working area. This area and the access ramp should be screened from the bay front with trees and plants as needed (please refer to Appendix F.) The deck itself also requires more consistent maintenance, including removal of mold.

Covered Multi-Purpose Shelter

The PC recommends constructing a permanent, lanai-like roof structure extending over a portion of the existing Market deck — specifically along the southwest portion overlooking the SYC tennis courts (please refer to Appendix E). This project aligns with these strategic planning framework pillars:

- Maximizes utility of existing facilities rather than building new.
- Builds on a location that already meets FEMA elevation standards.
- Preserves open space by avoiding a new construction footprint.

This project serves three primary uses:

- **Market Dining:** A shaded outdoor dining zone during off-camp hours.

- **Camp Shelter:** Additional covered space for the Recreation Program during rain and extreme heat.
- **Civic Gatherings and Community Events:** A flexible, high-capacity outdoor venue for community meetings — addressing the gap created by the repurposing of the Firehouse meeting room.

The proposed roof structure can utilize the existing deck piles, as the original deck was engineered to support highway load requirements. DEC permitting will need to be secured.

Alternatives Explored

The PC evaluated constructing a dedicated elevated platform on piles south of the Market, as well as a new multi-use municipal building that could provide recreational program shelter. While these options could support bathrooms and future structures, the planning process identified insufficient shared municipal requirements that rise to the level of critical operational needs to justify the high construction costs or the loss of open space. Consequently, neither municipal building option is recommended currently.

9. Open Space & Undeveloped Parcels

Overview

The PC evaluated three categories of undeveloped Village-owned land, balancing two core priorities:

- **Financial & Risk Management:** Developable parcels represent significant financial assets that serve as critical reserves against long-term capital needs.
- **Open Space Preservation:** Survey data indicates a clear majority, with close to 70% of respondents prioritizing keeping Saltaire’s municipal open land undeveloped.

Brodkin Wetlands Parcel

This large undeveloped parcel south of the Market is discussed in Recreation (Section 7.5).

Residentially Zoned Undeveloped Parcels

The PC evaluated two Village-owned residentially zoned lots and determined that they have significant valuations:

- **Pacific Walk Property:** A 6-lot parcel at the corner of Lighthouse Walk and Pacific Walk,
- **Neptune Walk Property:** An 8-lot parcel on the ocean block of Neptune Walk

While the PC survey found strong support for open space preservation, it noted that these parcels provide less community-wide impact compared to the centrally located downtown municipal parcel. The Neptune Walk parcel is situated on a quiet block with no through traffic. The three parcels at the Maintenance Yard are similarly sited.

Municipal-Utility District Open Space (Pilot Walk)

The Village also owns 20 ocean-block lots on the east side of Pilot Walk, originally subdivided into three parcels over 30 years ago and now designated as part of the Municipal-Utility District. (See the Maintenance Yard Section 7.6).

Recommendation

These parcels serve as financial assets that can be leveraged in the event there is a critical future capital requirement. Keeping them open in the interim of such time aligns with community support for preserving natural open space, a priority expressed in the PC's residential survey.

Divestment Framework

- **Option A:** Outright Market Sale: Parcels placed on the open market for conventional residential development, following a formal appraisal. Maximizes immediate capital.
- **Option B:** Conservation Sale: When parcels have been identified for sale, offer neighbors the option of acquiring the land with a permanent restrictive covenant to preserve this as open space. The property tax rates would reflect this restricted status, utilizing a historically successful Village approach.

Timing

While neither option requires immediate action, establishing these frameworks now ensures ready-to-use pathways should a financial need arise.

10. Bicycle Parking

Current Challenges

The VOS has identified bicycle parking capacity as a growing planning concern. Areas experiencing the highest demand include:

- Bayfront: Daily parking is frequently saturated despite existing prohibitory ordinances.
- Ocean Beaches: Capacity challenges during summer weekends and peak holiday periods.
- Recreation Field: Elevated volume during scheduled community and athletic events.

The parking deficit creates hazardous conditions for emergency vehicles and pedestrians. Bicycles are regularly double-parked or left at the edges of pedestrian walkways.

Recommendations

Enforcement Measures (Near-Term)

- Increase Public Safety personnel during high-traffic events to proactively manage parking.
- Actively enforce the new duration-monitoring system for bayfront parking to improve enforcement of long-term parking ordinances.

Infrastructure Expansion

The VOS should add bicycle parking in overcapacity areas in the Village. It can explore utilizing its 3-foot easement along existing walkways to construct angled 45-degree bicycle racks. Specific target bike parking expansion zones (oceanfront, ballfield vicinity, etc.) are described in Bike Parking Diagrams (see Appendix F).

11. Storage

The requirement for more storage cuts across most programs and entities—including Camp, SVFC, Maintenance, the Lifeguard program, the Village’s historical archives, and the Market. This shortage is impacting the utility of these spaces and would help minimize the need for facility expansion.

Recommendations

Downtown

- Utilize available storage capacity in 14 Bay Prom above the doctor’s office. Configured as two areas, this space is accessed by a ladder which limits storage to file boxes and less wieldy items.
- Repurpose the garage alongside 104 Neptune for larger equipment. The space is equipped with EV chargers and used exclusively by Public Safety to charge their carts. By moving the EV stations to the exterior of the building to allow the carts to be charged on the walkway outside, the garage could provide seasonal storage space for larger equipment used downtown such as mowers or Lifeguard equipment.

The Maintenance Yard

- Construct a secure new storage facility to be shared by multiple departments. Suggested location is the northeast section of the Yard which can be accessed via a new walkway off Beacon and is an area that is adequately screened along Lighthouse [see Maintenance Yard, page 19 and Site Plan Appendix D].

12. Appendices

Supporting Materials

The following supporting materials are included with this report:

- **A:** Community Survey Report and Methodology
- **B:** Village Building Inventory and Downtown Optimization Plan
- **C:** Lifeguard Program Needs Assessment (submitted by Lifeguard Director)
- **D:** Maintenance Yard: The Yard Reorganization, Survey, Maps and Site Plans
- **E:** Covered Multipurpose Structure and Market Loading Dock Screening Market Deck Covered Structure
- **F:** Bicycle Parking Design Layout

A. Planning Commission Saltaire Resident Survey

Section 1: Respondent Demographics

Question 1: *How long have you or your family been homeowners in Saltaire?* Homeownership tenure (Q1, n=235)

- Majority are long-term owners: **52.77%** have owned **31+ years**.
- Mid-tenure owners: **22.55%** for **16–30 years** and **18.72%** for **6–15 years**.
- Newer owners (0–5 years): **5.96%**.

Tenure	%	Count
0–5 years	5.96%	14
6–15 years	18.72%	44
16–30 years	22.55%	53
31+ years	52.77%	124

Question 2: *Does your household include members in the following age brackets (check all that apply)?* Household age composition (Q2, multi-select; total selections=587)

- Households skew older but are broadly mixed: **41–64** present in **65.53%** of households and **65+** in **59.57%**.
- Substantial representation of working-age adults (**26–40** in **48.51%**) and families with children (**Under 18** in **40.85%**).

Age bracket in household	% of households	Count
Under 18	40.85%	96
18–25	35.32%	83
26–40	48.51%	114
41–64	65.53%	154
65+	59.57%	140

Question 3: *How many children in your household were enrolled in the Village Camp this past 2025 season?* Village Camp participation (Q3, n=234)

- Most households had **no children enrolled** in 2025: **73.50%**.
- Among participating households, **2 children** (11.97%) and **1 child** (8.97%) were most common; **3+ children** was **5.56%**.

Children enrolled (2025)	%	Count
None	73.50%	172
1	8.97%	21
2	11.97%	28
3 or more	5.56%	13

Summary: Overall, the respondent base is anchored by long-tenured homeowners and households with substantial representation of older adults, while still showing meaningful shares of families with children and working-age adults. Program-wise, most households surveyed did not utilize the Village Camp in 2025, with a minority participating—primarily with one or two children. Note: The survey did not break out how many families had children who had recently aged out of the program or those with children not yet old enough to attend or were not enrolled.

Section 2: Saltaire Vision and Views

Question 4: *What do you find most appealing about Saltaire? Check up to 3.* Results reflect a multi-select question; percentages represent the share of respondents selecting each option (total selections = 695).

Appeal factor	% selecting	Count
Family-friendly atmosphere	72.20%	161
Natural beauty and quiet	65.92%	147
Low-key island vibe	61.43%	137
Sense of safety/security	47.53%	106
Strong community and social activities	40.81%	91
Range of recreational activities	23.77%	53
Total selections		695

Highlights:

- Core appeal is lifestyle and setting: **Family-friendly atmosphere (72%)**, **Natural beauty and quiet (66%)**, and **Low-key island vibe (61%)** dominate selections.
- Community strengths: Nearly half cite **Sense of safety/security (48%)**, and two in five value **Strong community/social activities (41%)**.
- Activity breadth matters to a subset: **Range of recreational activities (24%)** is less prominent relative to the top lifestyle and environment themes.

Summary: Overall, respondents emphasize Saltaire’s family-oriented, safe, low-key character and its natural environment as the defining appeals, with social cohesion also playing a strong role.

Question 5: *In your opinion, what are the greatest problems facing Saltaire?* Respondents ranked six issues from greatest (1) to least (6) problem. The results below reflect both the percentage who ranked each issue as the #1 problem and the combined percentage who ranked it in their top two (either #1 or #2).

Key Findings:

- **Environmental hazards (erosion/flooding)** are the most pressing concern, with **41.44%** of respondents ranking it as the greatest problem and **60.36%** including it in their top two.
- **Greater development/housing scale and density** is the next most significant issue (**24.77%** #1; **48.64%** top-2).
- **Increase in motorized vehicles** is also a major concern (**16.22%** #1; **45.95%** top-2).
- **Higher taxes and rising costs** are a notable but secondary concern (**12.61%** #1; **31.98%** top-2).
- **Growing noise levels** (**2.25%** #1; **6.75%** top-2) and **greater safety and security risks** (**2.70%** #1; **6.30%** top-2) are much less frequently cited as top problems.

Summary Table:

Problem	% ranked as #1	% ranked in top-2
Environmental hazards (erosion/flooding)	41.44%	60.36%
Greater development/housing scale and density	24.77%	48.64%
Increase in motorized vehicles	16.22%	45.95%
Higher taxes and rising costs	12.61%	31.98%
Growing noise levels	2.25%	6.75%
Greater safety and security risks	2.70%	6.30%

Summary: Saltaire residents are most concerned about Village preservation – specifically, environmental threats and the impacts of development and increased vehicles. Fiscal pressures are a secondary issue, while noise and safety/security risks are less widely seen as major problems.

Section 3: Village Services

Question 6: *Which statement best describes your view on the direction of Village services?* (n=222)

Key Findings:

- The substantial majority of respondents (**64.86%**, 144 out of 222) believe that the Village is fine as is and should focus on maintaining current infrastructure.

- A smaller group (**15.77%**, 35 respondents) supports investing in facilities to continue to attract high-quality employees.
- Another **14.86%** (33 respondents) feel the Village would benefit from expanding its service offerings and facilities.
- Only **4.5%** (10 respondents) think the Village should reduce services and facilities to lower taxes.

Summary Table:

View on Village Services Direction	%	Count
Maintain current infrastructure	64.86%	144
Invest in facilities to attract employees	15.77%	35
Expand service offerings/facilities	14.86%	33
Reduce services/facilities to lower taxes	4.50%	10

Summary: Most residents are satisfied with the current level of Village services and prioritize maintenance over expansion or reduction. A minority supports either investment in new facilities or service expansion, while very few advocate for service reductions.

Service priorities

Questions 7–14 - Please rate the level of priority you believe should be given to enhancing the following services. Fill in the box that applies to each - Low (L), Medium (M), or High (H):

Q7 — Youth Recreation (n=215)

Priority	%
High	29.77%
Medium	45.12%
Low	24.65%

- Most place this at Medium or High priority (74.89%), indicating broad support but not top-tier urgency.

Q8 — Adult Recreation (n=212)

Priority	%
High	8.96%

Priority	%
Medium	38.68%
Low	50.94%

- Clear lower priority: a majority rate it Low; relatively few see it as High.

Q9 — Senior Support (n=213)

Priority	%
High	25.82%
Medium	51.64%
Low	22.07%

- Strong middle-to-high support (77.46% Medium + High), suggesting consistent, steady priority.

Q10 — Public Safety / Security (n=212)

Priority	%
High	38.21%
Medium	43.87%
Low	17.45%

- High consensus (82.08% Medium + High) and a sizable High share point to elevated importance.

Q11 — Fire Department (SVFC) (n=213)

Priority	%
High	54.46%
Medium	32.86%
Low	12.21%

- Top priority among services: highest High rating (>54%) with low opposition.

Q12 — Lifeguard Program (n=211)

Priority	%
High	45.97%
Medium	40.76%
Low	12.80%

- Strong priority: 86.73% Medium + High, with nearly 46% High.

Q13 — Village Maintenance / Refuse Collection (n=213)

Priority	%
High	35.21%
Medium	49.30%
Low	15.02%

- Broad consensus (84.51% Medium + High), reflecting the value placed on reliable core services.

Q14 — Medical Services (n=213)

Priority	%
High	39.44%
Medium	45.07%
Low	15.02%

- Another high-consensus area (84.51% Medium + High) with a substantial High share.

Cross-question findings (Q7–Q14):

- Highest priorities (by High%):
 - Fire Department (SVFC) — 54.46% High
 - Lifeguard Program — 45.97% High
 - Medical Services — 39.44% High
 - Public Safety/Security — 38.21% High
- Strongest consensus (Medium + High ≥ 84%): Lifeguard (86.73%), Maintenance (84.51%), Medical (84.51%), Public Safety (82.08%). These are widely supported areas for enhancement.

- Moderate priority with broad support: Youth Recreation (74.89% Medium + High) and Senior Support (77.46% Medium + High) — important but below the top safety/health cluster.
- Clear lower priority: Adult Recreation (50.94% Low; only 8.96% High) stands out as the least urgent enhancement area.

Observations:

- Emphasis on safety, emergency response, and essential operations (EMS, Fire, Lifeguards, Medical, Public Safety, Maintenance) suggests willingness to prioritize core protection and reliability over discretionary amenities like Adult Recreation.
- Youth and Senior services maintain steady support, indicating interest in community well-being across ages without displacing top-tier safety and health investments.

Summary: Responses across Q7–Q14 reveal a consistent hierarchy: core safety, medical, and maintenance services at the top; youth/senior support in the middle; and adult recreation as a lower priority. Saltaire residents place the greatest emphasis on core safety and emergency services (SVFC, Lifeguard, Medical, Public Safety), followed by maintenance and youth/senior services. Adult recreation is a lower priority for most. This pattern suggests a community focus on safety, health, and essential services, with recreational enhancements for adults seen as less urgent.

Question 15:

Regarding the Children's Camp, what is the single most important need? (n=204)

Summary Table:

Need identified	%	Count
Current program is adequate	52.94%	108
Moving to an "all-day" camp model	17.16%	35
More shaded areas for campers	15.69%	32
Expanding physical recreation options	9.80%	20
More educational programs	4.41%	9

Key Findings:

- A majority of respondents (**52.94%**) believe the current Children's Camp program is adequate and do not see a pressing need for changes.
- The most commonly cited improvement is moving to an "all-day" camp model (**17.16%**), followed by adding more shaded areas for campers (**15.69%**).
- Smaller shares of respondents would like to see expanded physical recreation options (**9.80%**) or more educational programs (**4.41%**).

Summary: Most Saltaire residents expressed satisfaction with the existing Children's Camp, but among those seeking changes, the strongest interest is in extending the camp to an all-day format and improving comfort with more shaded areas. Fewer respondents prioritize expanding physical recreation or educational offerings. This suggests that while the camp is generally well-regarded, there is a notable interest in program enhancements, especially related to schedule and camper comfort. Underscoring this interest, Question 7 found there was broad support for youth recreation, with a 74.89% rating it Medium + High priority.

Section 3: Open Space

Question 16:

What should the primary uses for the Village green and open space be? The Village owns a number of properties that are currently open space or under-utilized space including unbuildable wetlands and buildable parcels. (n=215)

Summary Table:

Primary Use Preference	%	Count
Conserve in natural, undeveloped state	67.91%	146
Add more parkland or community gardens	12.56%	27
Add more recreational facilities	11.63%	25
Sell buildable lots to fund capital needs/add to tax rolls	7.91%	17

Key Findings:

- The majority (**67.91%**) of respondents want Village green and open space to be conserved in a natural, undeveloped state.
- A smaller group supports adding more parkland or community gardens (**12.56%**) or more recreational facilities (**11.63%**).
- Only a small minority (**7.91%**) favor selling buildable lots to fund capital needs or add to the property tax rolls.

Summary: Saltaire residents strongly prioritize conservation of open space, with over two-thirds preferring to keep these areas natural and undeveloped. There is modest interest in expanding parkland, gardens, or recreational facilities, but very little support for selling land for development or fiscal purposes. This reflects a clear community value placed on environmental preservation and maintaining the Village's natural character.

Section 4: Open-ended Input

Question 17: *Is there a specific program, facility or Village service that you feel is missing or any comments you'd like to share? (Answered: 109, Skipped: 127)*

Summary: This was an open-ended, optional question. Those who responded provided a wide range of suggestions and comments, reflecting both specific requests and general feedback.

Expanded and Quantified Programming Suggestions:

Below is a breakdown of specific programming suggestions, grouped by category. This quantification provides a sense of priorities and interests among respondents.

1. Youth and Teen Programming & Recreation (28 mentions)

- More structured activities for teens (sports leagues, arts, music): 11
- Expanded summer camp or after-school options: 7
- Additional playgrounds or youth recreation spaces: 6
- Skate park, basketball, or multi-use courts: 4

2. Community Events & Social Activities (19 mentions)

- More frequent community gatherings (block parties, movie nights): 8
- Seasonal festivals or holiday events: 6
- Intergenerational activities (mixing age groups): 5

3. Infrastructure & Maintenance (16 mentions)

- Improved pathways, sidewalks, or lighting: 7
 - Better maintenance of public spaces and facilities: 5
 - Upgrades to restrooms, showers, or changing areas: 4
-

4. Environmental Preservation & Natural Areas (13 mentions)

- Protect wetlands and open space from development: 7
- More native plantings or pollinator gardens: 3
- Enhanced beach or dune restoration: 3

5. Accessibility & Senior Support (9 mentions)

- Improved access for seniors/mobility-impaired (ramps, benches): 5
- Expanded senior programming (classes, social hours): 4

6. Medical & Public Safety Services (7 mentions)

- Expanded medical clinic hours or services: 4
- Enhanced emergency preparedness or safety patrols: 3

7. New Amenities (6 mentions)

- Community center or indoor gathering space: 3
- Dog park or pet-friendly areas: 2
- Outdoor fitness equipment: 1

8. General Satisfaction/No Changes Needed (5 mentions)

- Expressed contentment with current services or opposed further changes.

Ranking by Frequency:

1. Youth/teen programming & recreation (28)
2. Community events/social activities (19)
3. Infrastructure/maintenance (16)
4. Environmental preservation/natural areas (13)
5. Accessibility/senior support (9)
6. Medical/public safety services (7)
7. New amenities (6)
8. General satisfaction/no changes (5)

Summary: The most common requests were for more youth and teen programming, followed by community-building events and infrastructure improvements. Environmental preservation and accessibility for seniors were also important to many. Medical/public safety enhancements and new amenities were less frequently mentioned. The breakdown highlights community interest in youth engagement, social connection, and maintaining Saltaire's unique environment and infrastructure.

NOTE:

Survey Methodology and Participation

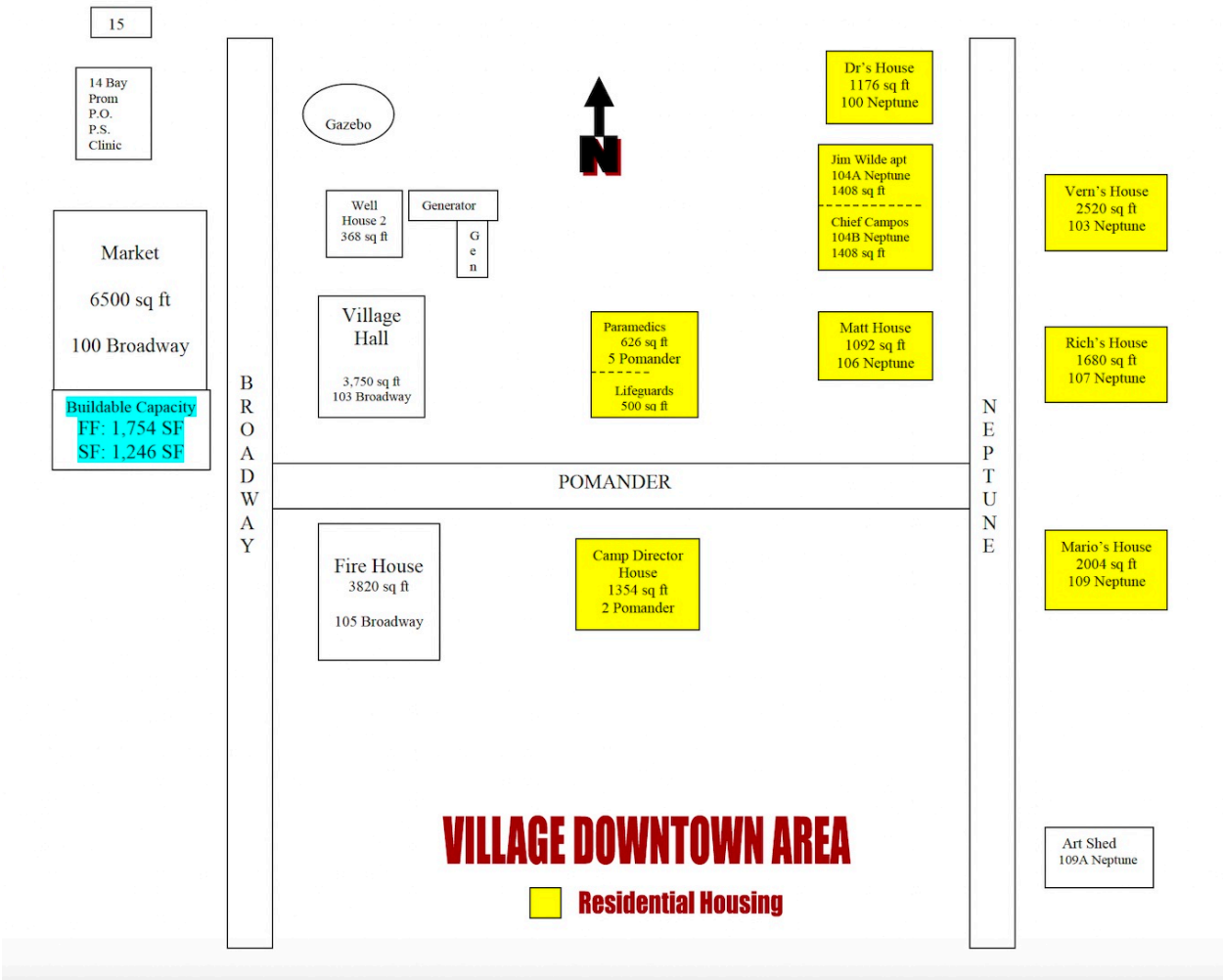
- Distribution: Emailed by the VOS to all homeowners listed in the Saltaire Directory.
- A follow-up request for participation **and the survey link were included in the weekly email bulletin from the VOS.**
- Response Volume: The survey generated 235 responses, indicating a very high rate of community engagement. The distribution protocol limited responses to a maximum of two per household **to ensure that the overall volume was balanced with broad representation.**
- For analytical context, because baseline demographic data for the total village population is unavailable, it remains undetermined how closely this sample reflects the base population.

Appendix B: Downtown Planning

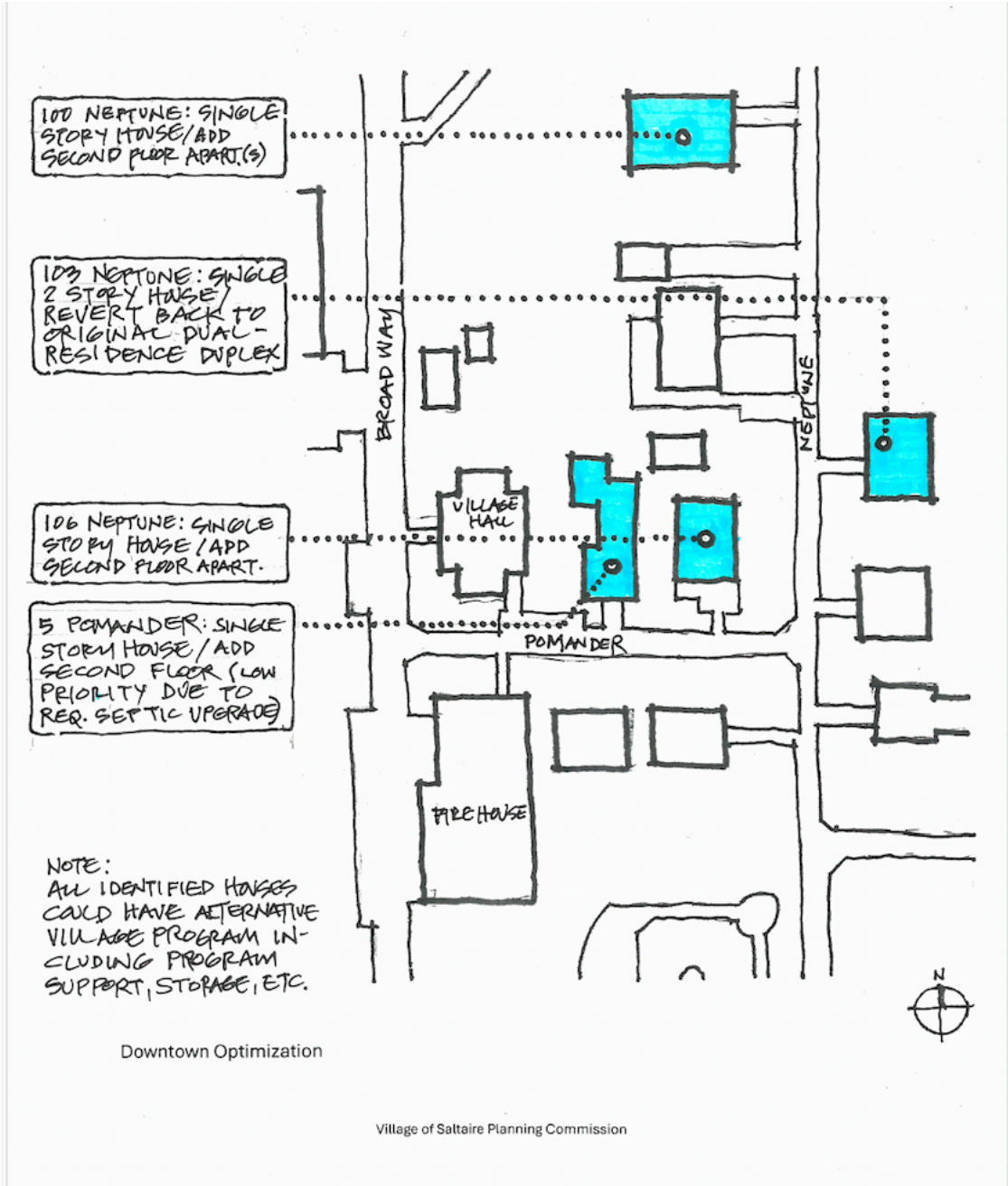
Downtown Buildings Inventory

ADDRESS	OCCUPANT	STORIES	BEDS	BATHS	FOUNDATION	EAR ROUND USE/SEASONAL USE	SQ.FT.	SEPTIC	SCDOH COMPLIANT	WINTERIZED
103 Neptune	Maintenance Foreman	2	2	2	Reposted 30+ yrs. ago	Yes	2520	Stand Alone	Stand Alone	Yes
100 Neptune	Northwell - Doctor	1	3	1	Reposted 30 yrs. ago	Yes	1176	Stand Alone	Conglomerate - A	No
104 Neptune Duplex	Security	2	3	1.5	Reposted 30 yrs. ago	Yes	1408	Stand Alone	Conglomerate - A	Yes
104 Neptune Duplex	Maintenance	2	3	1.5	"	"	"	"	"	"
107 Neptune	Chief Lifeguard	2	3+ Ante Rm	1	Reposted 1996 above flood level	Yes	1680	Stand Alone	Conglomerate - B	No
109 Neptune	Village Administrator	2	3+ Ante Rm	2	Reposted 1996 above flood level	Yes	2004	Stand Alone	Conglomerate - B	Yes
109A - Non Residential	See Below									
106 Neptune	Maintenance	1	3	1	Reposted 2010 above flood level	Yes	1092	Stand Alone	Stand Alone	Yes
2 Pomander	Recreation Director	2	3	1	Reposted early 2000 below flood level	Yes	1354	Stand Alone	Conglomerate - C	No
5A Pomander	Base Camp	1	Studio	1	Reposted 1994 above flood level	Yes	500	Shared w/Village Hall	Conglomerate - C	Yes
5B Pomander	Paramedics	2	2	1	Reposted 1994 above flood level	Yes	626	"	"	Yes
5 Pomander Bunk House	Paramedics	1	1	Half						Yes
100 Broadway	Market	2	2 Apts		Re-Built 2015	Yes	6500	Stand Alone		Yes
NON RESIDENTIAL:										
103 Broadway	Village Hall-Admin/Library	2		3	Reposted 2019	Yes	3750	Shared w/5 Pomander	Conglomerate - C	Yes
105 Broadway	Fire House	1 w/ Equip Loft		2	Reposted 1996	Yes	3820	Stand Alone	Conglomerate - C	Yes
109A Neptune	Art Shed				Reposted 2024	Yes	925	Stand Alone	Conglomerate - B	No
14 Bay	Security/RX Office /Post				Re-Built 2024	Yes	792			No
90 Broadway	Dock House				Rebuilt 2005	Yes	405			No
101 Broadway	Well House #2				Last major renovation 1984	Yes	368			Yes
101A Broadway	Generator Shed				1995	N/A	N/A			N/A
Broadway/Bay Prom	Gazebo				Built 1985					
300A Marine	Security Booth				Built 2015	Yes				No
303 -A Beacon	Well House #1				Last Reno Unknown	Yes	1766			Yes
303 -B Beacon	Utility Building #2					Yes	1144			Yes
303 C Beacon	Incenerator Building				Last Reno Unknown	Yes	1184			Yes
303-D Beacon	Utility Building #7				Last Reno Unknown	Yes	912			Yes
303-E Beacon	Public Bathroom				1999	Yes	169			No

Downtown Village Map



Downtown Optimization Plan



Appendix C: Basecamp Needs Assessment Submitted by Lifeguard Program

Manpower Consideration (2025):

- 52 employees. About ½ live on Fire Island during the summer, the other ½ commute.
- 5 months of operation: mid-May through Columbus Day.
- 84 days of operation in 2025
- 950 manhours per week for 11 weeks.
- 2025 overall budget: \$240k.

Existing Storage Areas:

Broadway: 8' x 23' shack at the top of Broadway & beneath Broadway stairs leading to beach.

West Walk: 5' x 5' plastic box that is installed seasonally. Located under West Walk stairs.

East Walk: 5' x 20' wooden box located at the top of the stairs.

Current Basecamp Dimensions:

Office: 14' x 17'

Bathroom (**primary staff bathroom / shower**): 7.5' x 4.5'

Storage Room: 17.5' x 5.5'

Roughly 368 sq. ft.

Storage Requirements:

Added storage space would be ideal to centralize operations.

Would be nice to have a large shop adjacent to office / administrative hub to work out of.

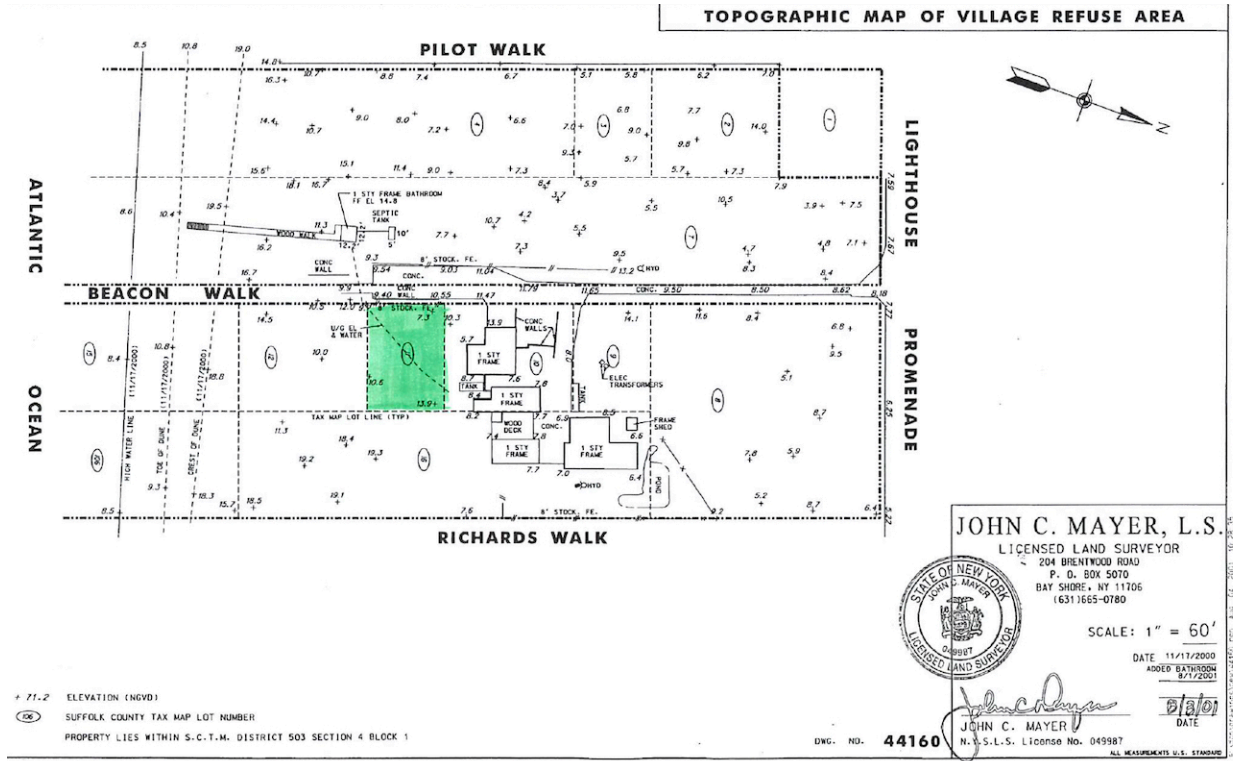
- Three storage 'categories' basecamp is currently used for:
 1. Off-season
 2. Stockpile of supplies for daily use.
 3. Staff personal use for work each day.
- Supplies & equipment:
 1. Medical supplies
 2. Training equipment
 3. Tools & spare parts
 4. Large pieces of rescue equipment, including buckets, buoys, boards, etc.

Office Requirements:

- One central location that ideally can serve as administrative hub in close proximity to work / shop area.
- Office space for daily administrative needs.
- Bathroom / washup facility access for over 100 days of the year.

Appendix D: Maintenance Yard Overview and The Yard

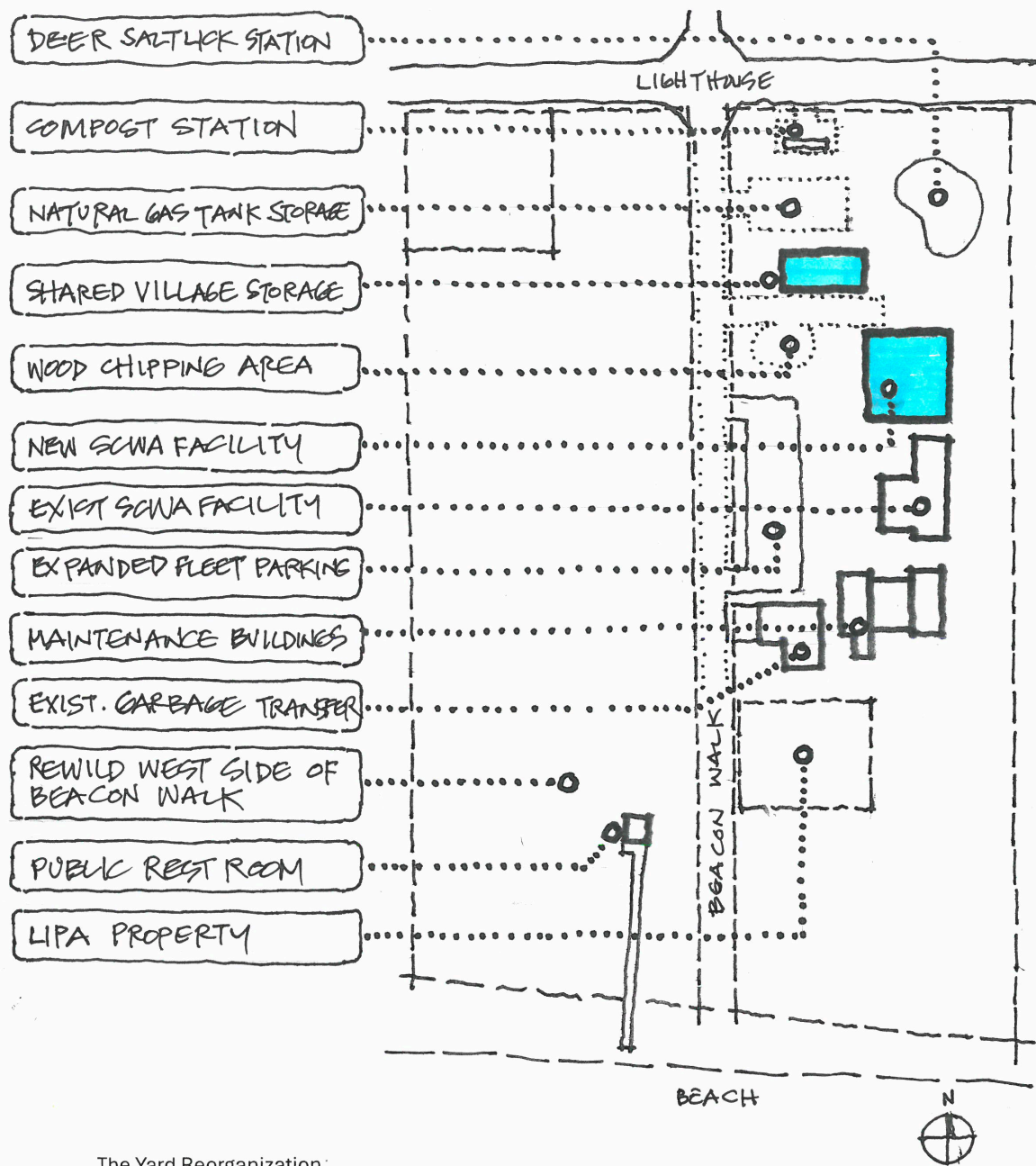
Reorganization Site Survey



Current Yard Layout



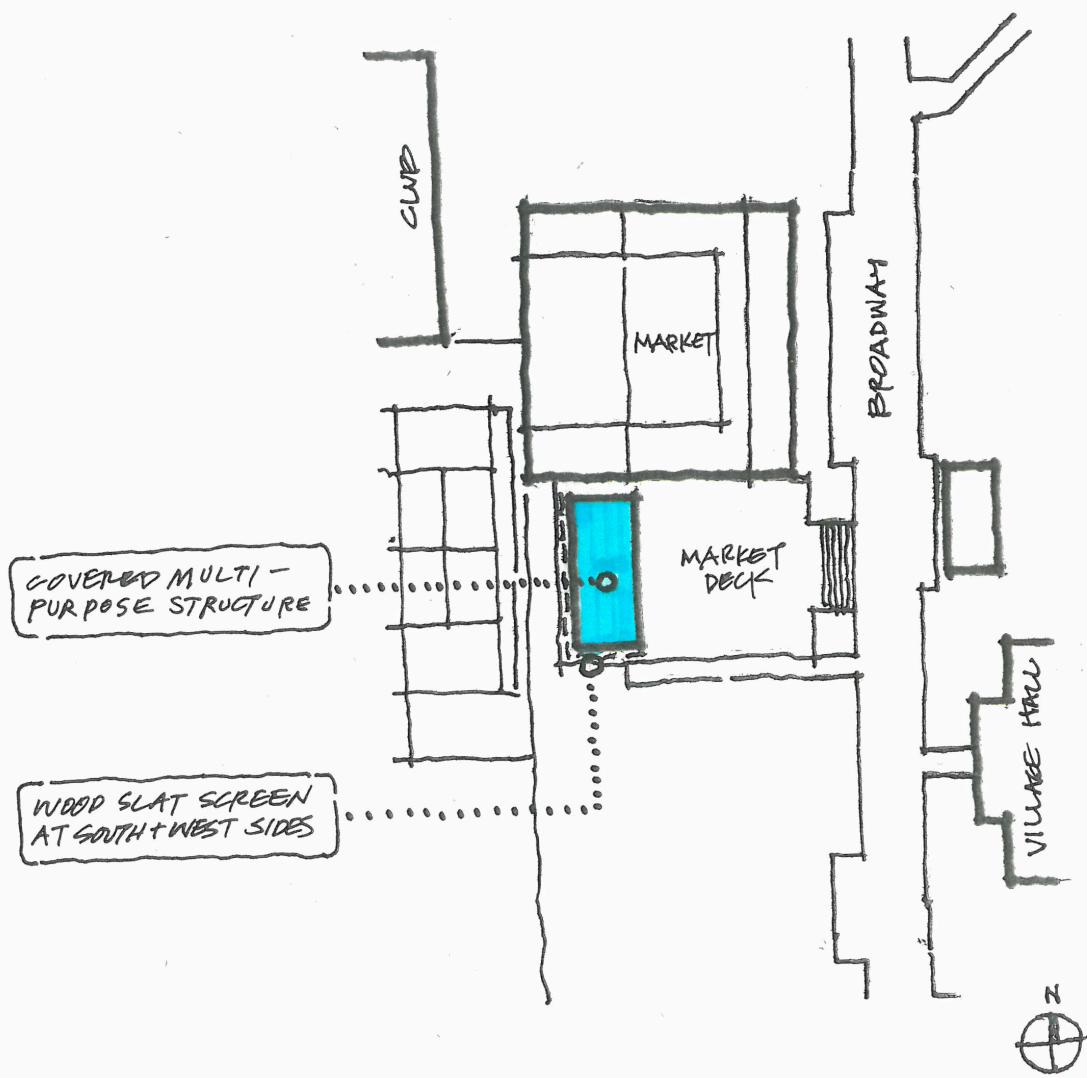
Maintenance Yard Reorganization Plan



The Yard Reorganization

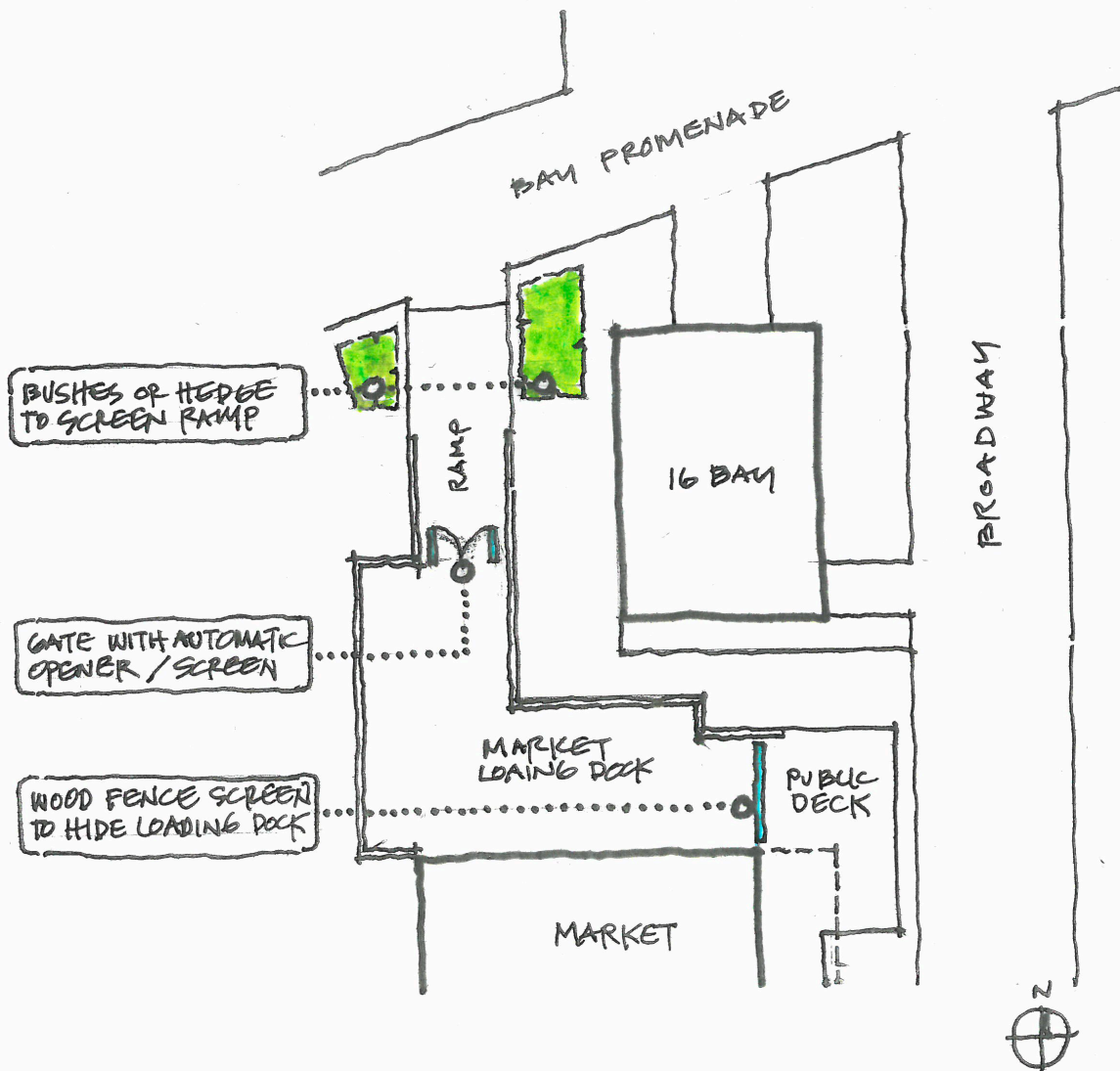
Village of Saltaire Planning Commission

Appendix E: Saltaire Market Plans for Covered Structure and Storage



Covered Multipurpose Structure

Village of Saltaire Planning Commission



Market Loading Dock Screening

Village of Saltaire Planning Commission

Appendix F: Bicycle Parking Assessment and Plans

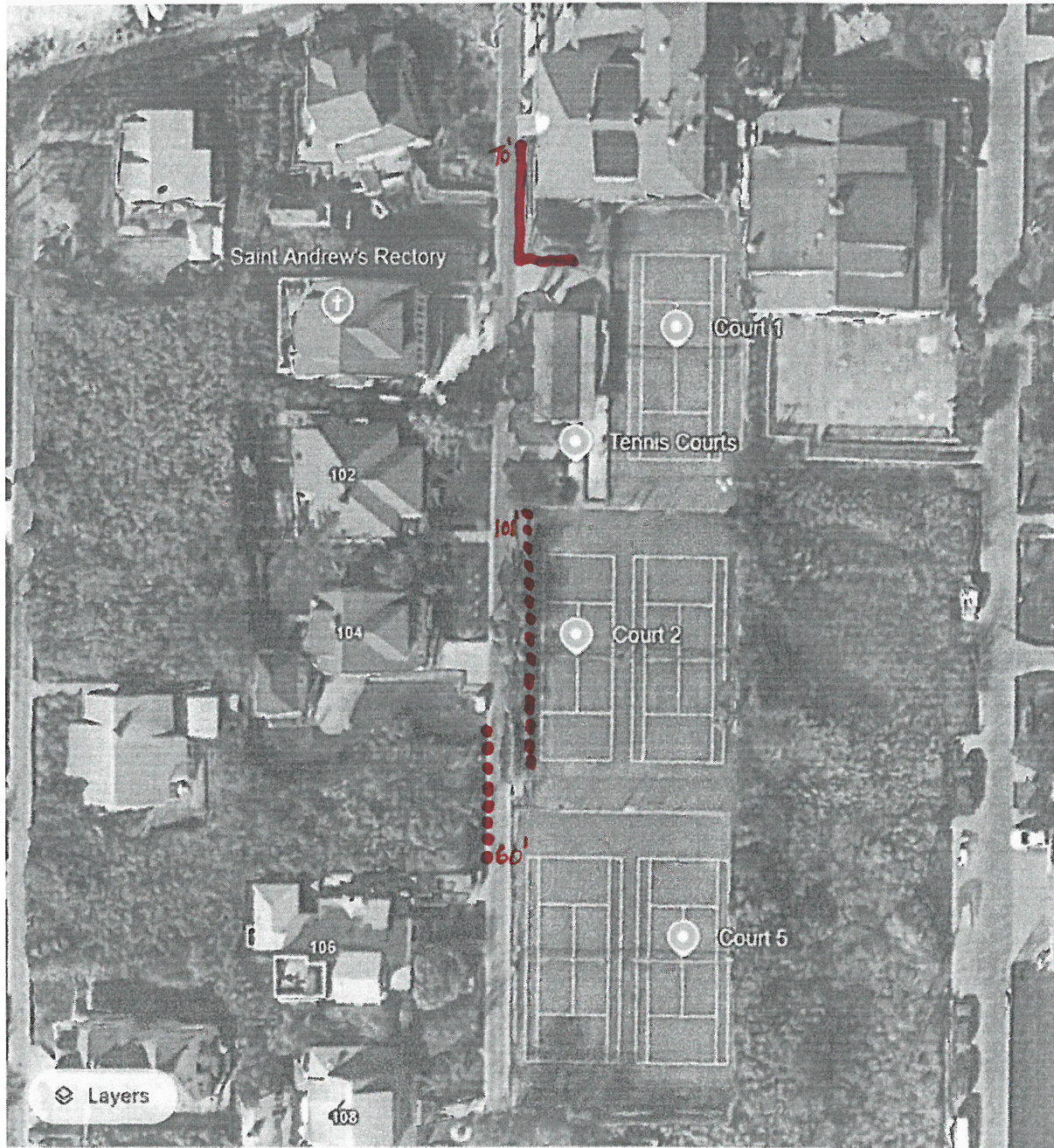
10-Nov-25

Saltaire Planning Commission

Bicycle Storage

Location	Existing	Potential New	Priority
Club West/Tennis Courts	70'	160'	High
Finger Dock/Bay Front	400'	—	Low
Market/North Broadway	351'	265'	High
Bay Beach	120'	150'	High
Ballfield/Court	100'	180'	High
Sea Walk Beach Access	30'	50'	Moderate
Pacific Walk Beach Access	80'	150'	Moderate
Broadway Beach Access	195'	100'	High
West Walk Beach Access	45'	120'	Moderate
Total	1391'	1175'	

Note: Assume 2' wide per bicycle so Pacific Walk, for instance, at 80 linear feet of bicycle storage space has a +/- 40 bicycle capacity.



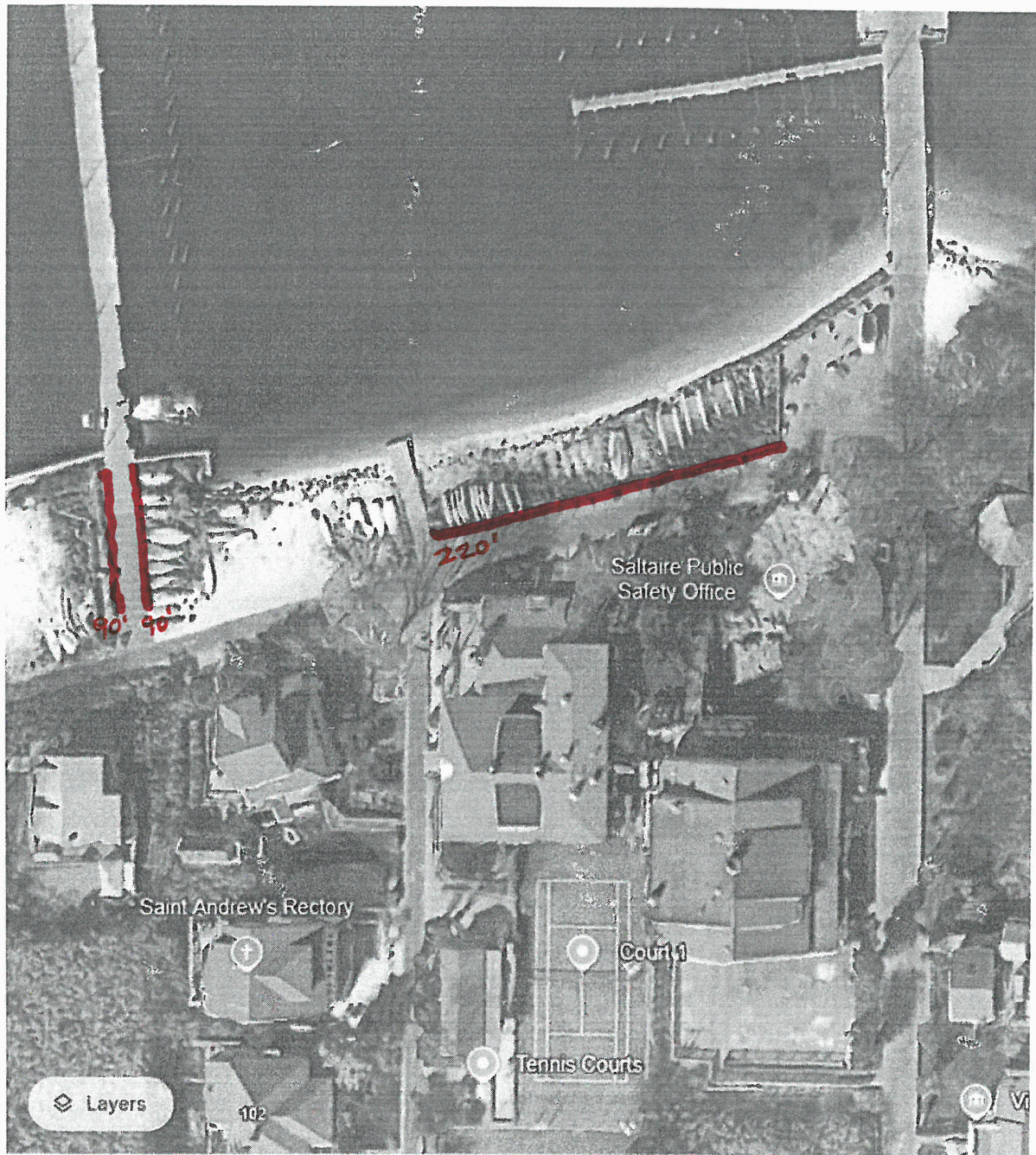
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10/30/25

Village of Saltaire Planning Commission

Key: Existing —— Potential New ●●●●

Bike Parking/Club West and Tennis Courts



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10/30/25

Village of Saltaire Planning Commission

Key: Existing ■■■■■ Potential New ●●●●●

Bike Parking/Finger Dock and Bay Front

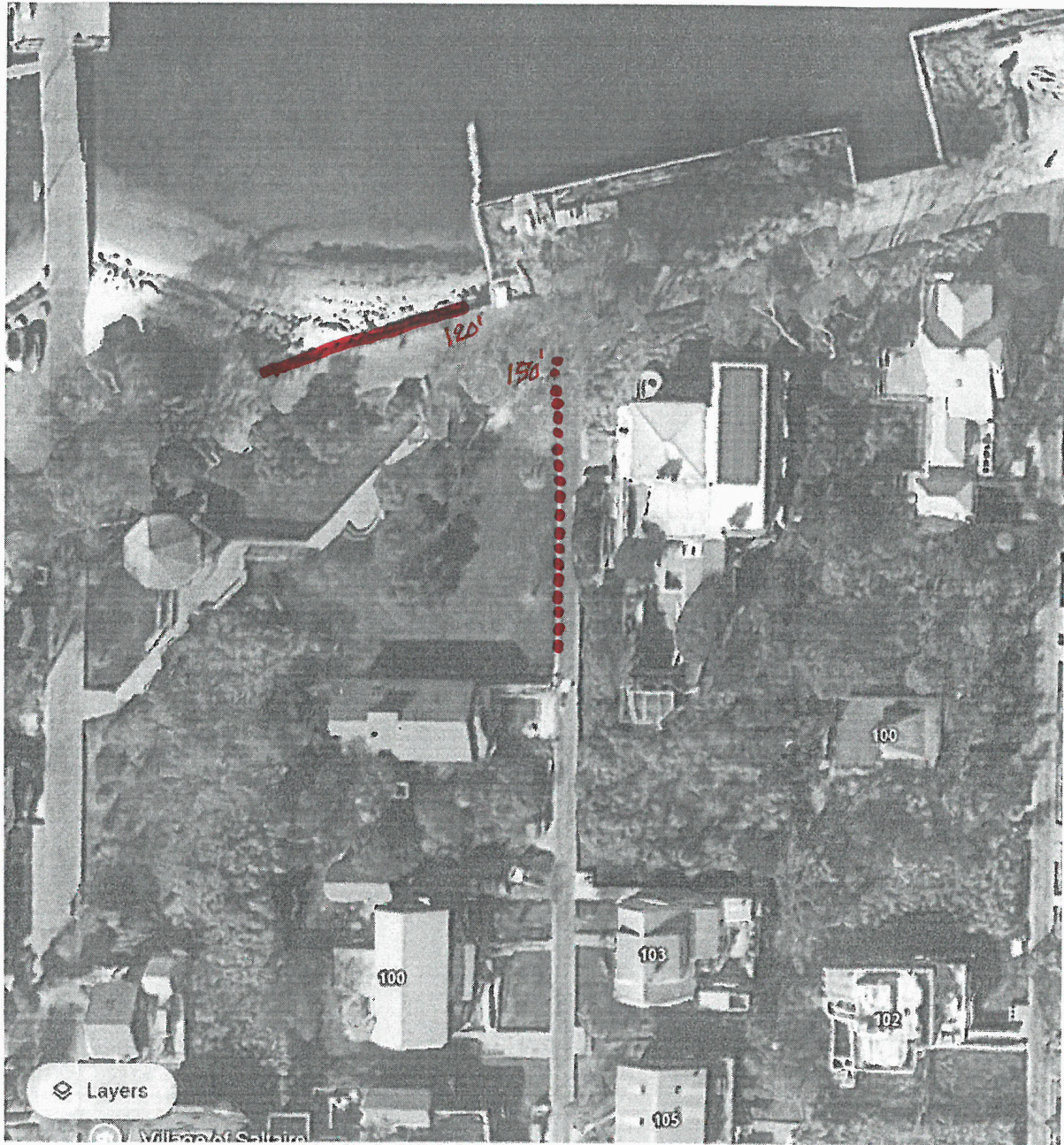


10/30/25

Village of Sault Ste. Marie Planning Commission

Key: Existing —— Potential New

Bike Parking/Market and North Broadway



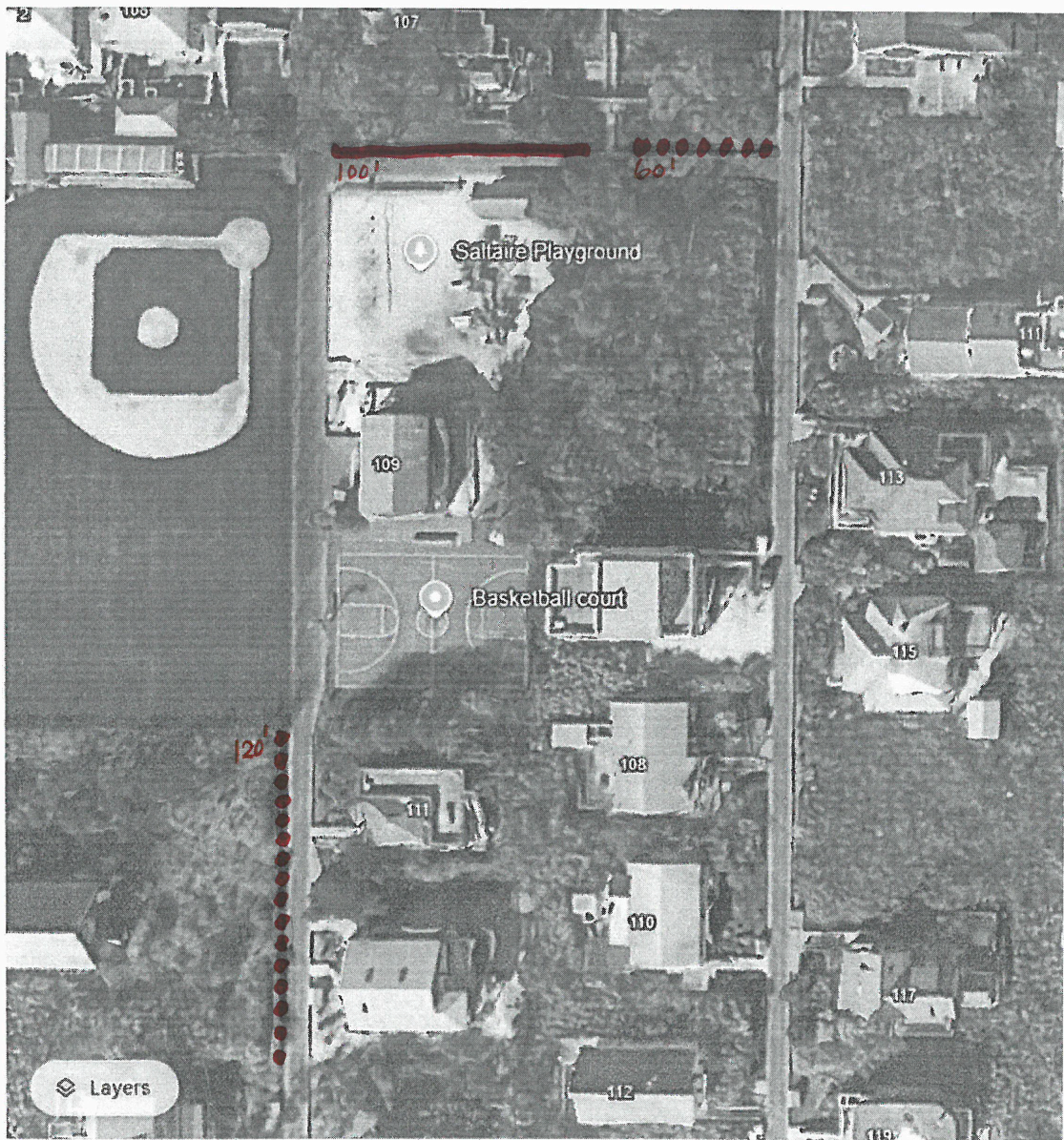
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10/30/25

Key: Existing —— Potential New

Village of Saltaire Planning Commission

Bike Parking/Bay Beach



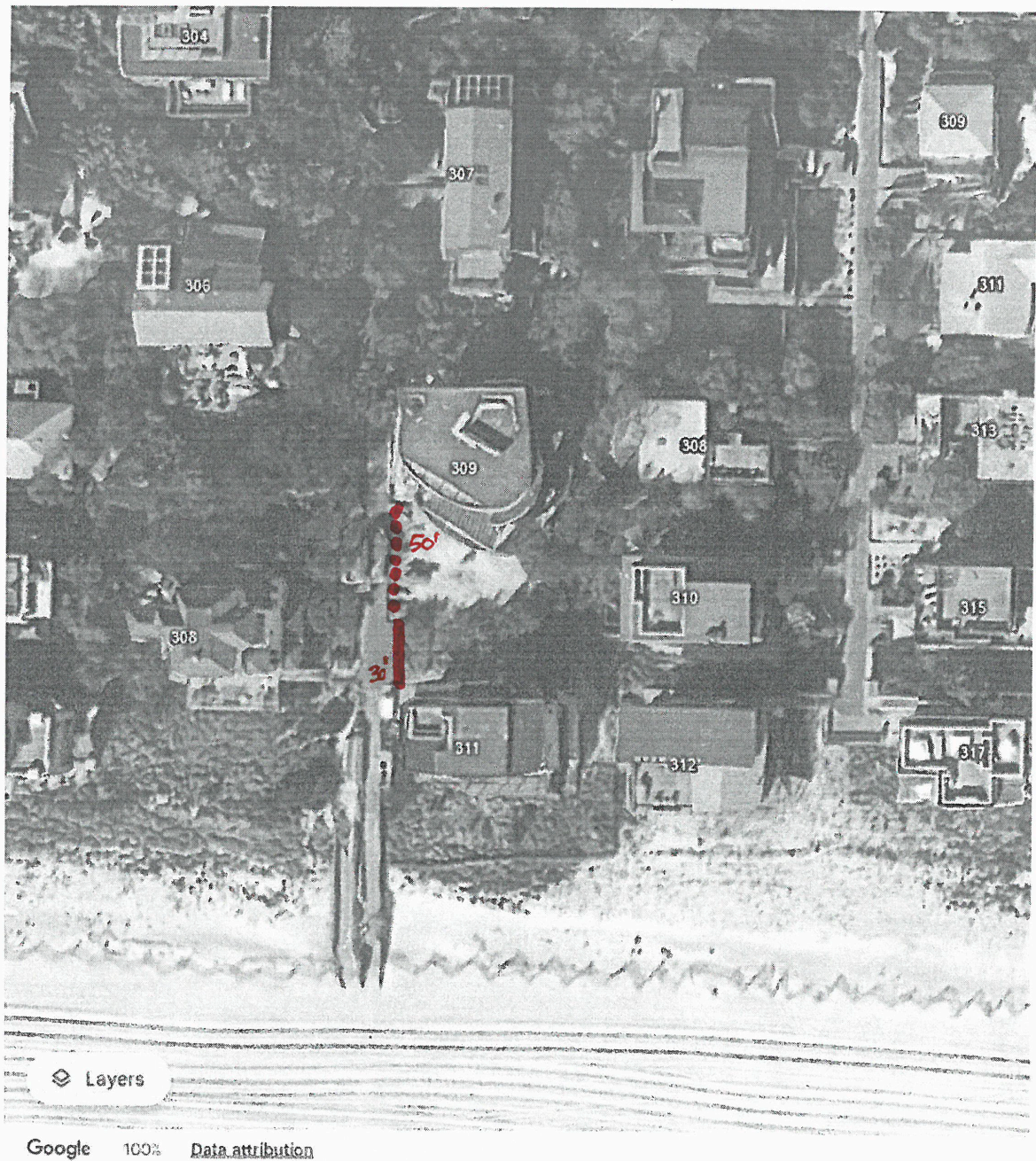
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10/30/25

Village of Saltaire Planning Commission

Key: Existing  Potential New 

Bike Parking/Playground, Ballfield and Court

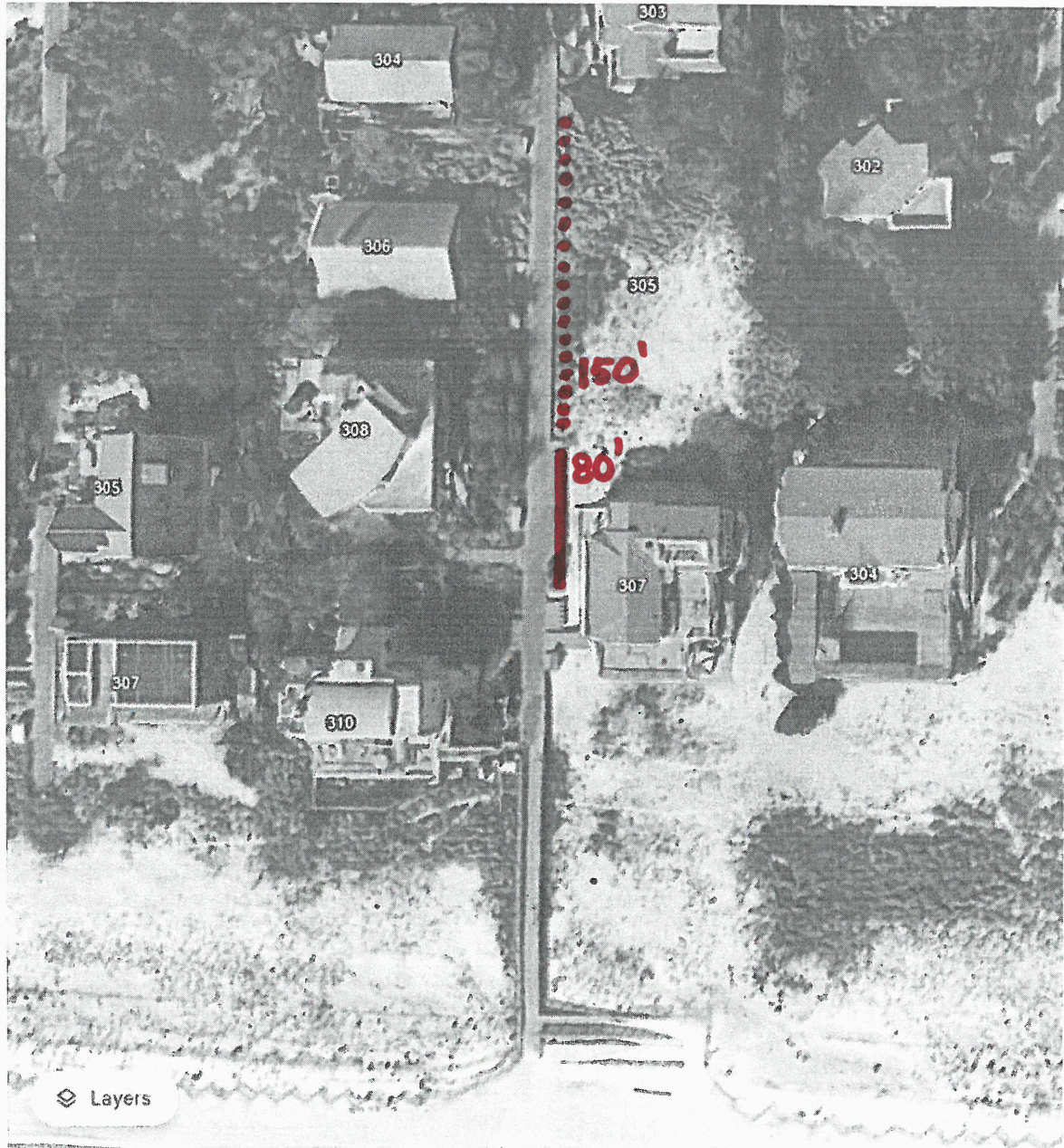


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Key: Existing —— Potential New

Bike Parking/Sea Walk Beach Access



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10/30/25

Village of Saltaire Planning Commission

Key: Existing —— Potential New

Bike Parking/Pacific Walk Beach Access



10/30/25

Village of Saltaire Planning Commission

Key: Existing —— Potential New

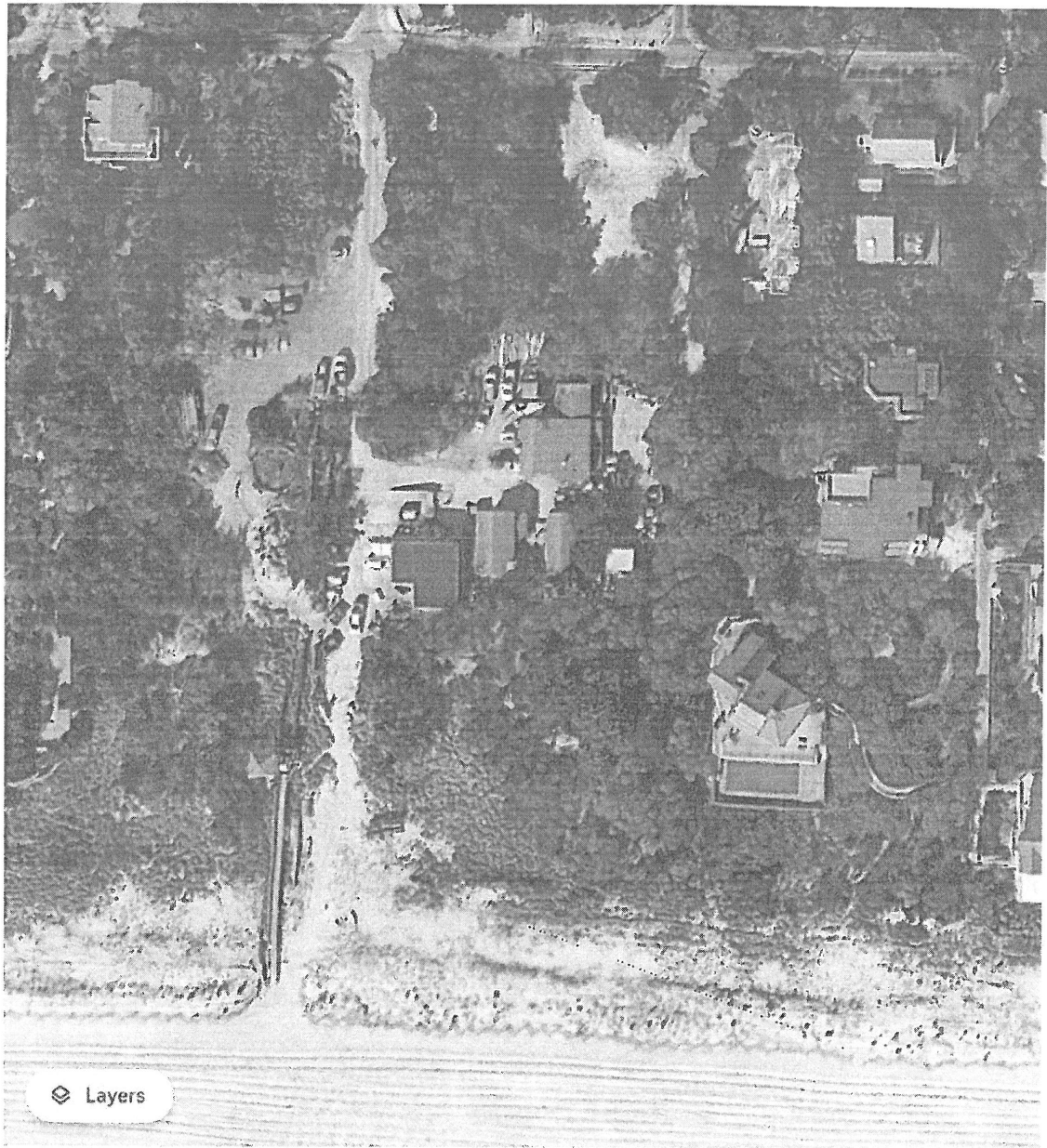
Bike Parking/Broadway Beach Access



10/30/25

Village of Saltaire Planning Commission

Key: Existing —— Potential New ●●●●
Bike Parking/West Walk Beach Access



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1/30/25

Village of Saltaire Planning Commission

The Yard