

SECTION II -- INVENTORY AND ANALYSIS

This section briefly inventories and analyzes the coastal conditions upon which the Sackets Harbor Waterfront Revitalization Program is based. The most significant local resources are highlighted, since some (historic structures, for example) are more important to the village than others (e.g., vegetation). The discussion is divided into natural resources, cultural/public resources, land use, and economic activities.

I. NATURAL RESOURCES

A. Water Resources Inventory. The most obvious aquatic resource is Lake Ontario, which makes itself known locally as Henderson Bay (southwest shore), Black River Bay (northwest shore), and Sackets Harbor (central shoreline -- hereinafter referred to as "the harbor"). (See Plate III).

1. Henderson Bay. Although it extends well beyond the Village of Sackets Harbor, Henderson Bay's local shoreline is known as Boulton's Beach. The beach is used for swimming and private dockage. The village's water supply is obtained from the bay. The NYS Department of Environmental Conservation (DEC) has rated Henderson Bay's water as Class "A" (suitable for drinking). Except for commercial bullhead and perch fishing, other commercial uses of Henderson Bay in the vicinity of Sackets Harbor are nonexistent, due to the shallow water depth and exposure to westerly winds. The bay is primarily used for recreational boating and fishing. Waterfowl can also be found on Henderson Bay, especially during migration along the Atlantic flyway.

Analysis: Since the bay is the village's source of drinking water, the existing "A" rating of water quality is appropriate and should be maintained. The natural constraints which prohibit most commercial uses are a built-in protection, but should not be solely relied upon. New shoreline uses should be assessed for any potential impact on the water quality. (See D. Infrastructure, p.21).

2. Black River Bay. The Black River empties into Black River Bay 4 miles northeast of Sackets Harbor. Although once used for commercial shipping of petroleum to a storage and distribution facility in the village, the bay is presently used for boating, fishing, hunting and trapping. The channel through Black River Bay to Sackets Harbor is marked for navigation. A beacon on Horse Island is maintained by the U.S. Coast Guard as a navigational aid to boats entering the bay.

Black River Bay provides excellent habitat for diverse species of fish and waterfowl. DEC has rated the bay's water quality as Class "C" (suitable for fishing), which is believed appropriate. The village disposes the effluent from its sewage treatment plant into the bay.

Analysis: Although deepwater vessels can get direct access to the village shoreline in Henderson Bay (an abandoned oil tanker berth still exists), it is doubtful that this use will return to the area in the foreseeable future, due to the decline of commercial oil shipping. Recreational uses of the bay, however, are on the increase. Water quality and sewage outfall should be monitored carefully, since any changes are likely to affect the wildlife habitats and recreational enjoyment of the bay. Additional tie-ins to the municipal sewage system should not be granted, unless the treatment plant has adequate capacity for the additional load.

3. Sackets Harbor. The harbor, located in the heart of the village, is one of the finest deepwater ports-of-call on the New York side of Lake Ontario. It is approximately a day's sail from anchorage at Oswego, Kingston (Ontario), and the St. Lawrence River. Providing excellent refuge from storms, the harbor is intensively used for public, commercial, and private mooring and dockage. Although six commercial marinas already exist, demand for these facilities is increasing as the area's excellent fishery continues to grow. Ice fishing is a popular winter activity in and near the harbor. The harbor's water quality is appropriately labeled Class "C" by DEC.

Analysis: Although small in size, the harbor provides the basis for much of the village's recreation/tourism-related economy. To encourage this activity, public access to the harbor should be maintained. New development should be coordinated with an overall harbor development plan, to prevent conflicting uses and loss of the unique maritime identity.

B. Scenic Resources. In Sackets Harbor, visual characteristics should be addressed both from the water and the shore points of view.

By boat, three vistas can be identified. The first is the strategic location of Battlefield State Park atop rock cliffs, with its formal poplar trees and stone monument. The low-lying harbor area flanked by rocky bluffs is the second view. Historic landmarks form an interesting background for the harbor. Towards the east, the third vista consists of the building masses of Madison Barracks above the bluffs of Black River Bay. The stone observation tower and the water tower are navigational landmarks.

For the viewer on shore, the finest, most sweeping views of Lake Ontario and Black River Bay are from Battlefield State Park. From Navy Point, one can view marina activity and the backdrop of the harbor's eastern shore. The entire harbor can be seen from General Smith Drive and other public rights-of-way on the eastern shore. The bluffs of Madison Barracks overlook the full expanse of Black River Bay across to Pillar Point.

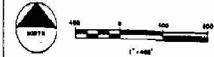
The wealth of historic structures in the village core and Madison Barracks, the focus of activity in the harbor and the general waterside setting have endowed Sackets Harbor with a unique visual character simply described, perhaps, as that of a 19th century coastal village with a strong military influence.

VILLAGE OF
SACKETS HARBOR,
NEW YORK

IMPORTANT LMRP AREAS

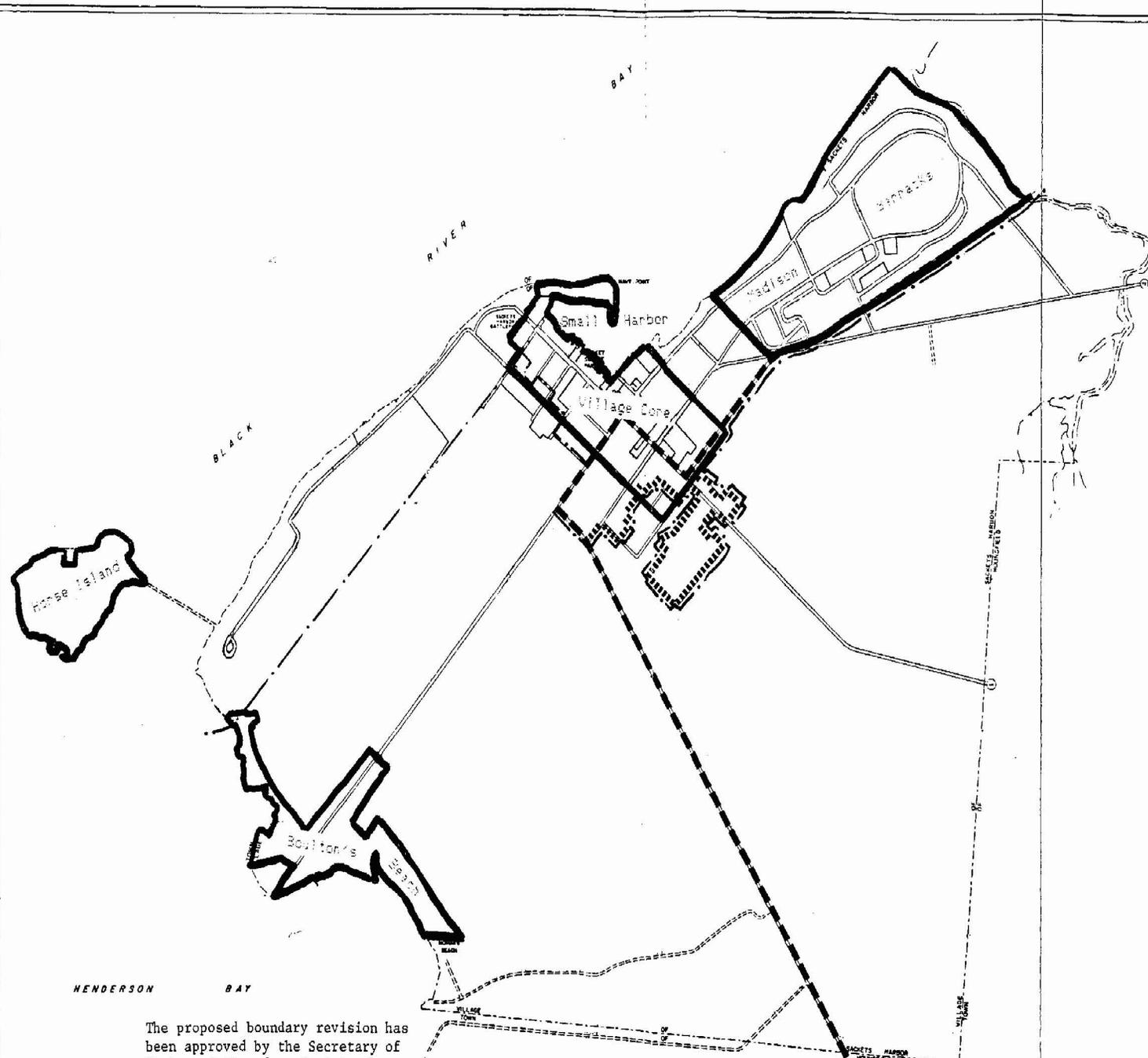
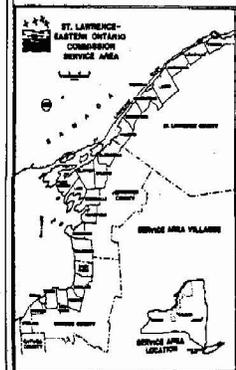
PLATE III

PREPARED BY THE ST. LAWRENCE-ONTARIO COMMISSION



LEGEND

-  Coastal Area
-  Proposed Coastal Area
-  National Register Districts



The proposed boundary revision has been approved by the Secretary of State and therefore depicts the present coastal area boundary.

Analysis: Maintaining these waterfront views is important in Sackets Harbor, due to the village's economic reliance on tourism. In the past, some developments have clashed with the aesthetically pleasing appearance of the harbor and other waterfront areas. Further development should not block visual corridors and should be designed to harmonize with the character of the site. Whenever possible, development should be below or set back from bluffs, crests, or vista points, and should be designed to maintain or enhance the scenic quality of the waterfront. Preservation of the historic resources of the village (in conjunction with protection of the important vistas noted above) is almost synonymous with protection of visual quality and community character.

C. Wildlife and Vegetation. A variety of waterfowl can be found in the Henderson Bay/Black River Bay complex either during migration along the Atlantic flyway or as resident species. Included are Mallard, Black Duck, Green-wing and Blue-wing Teal, American Merganser, Canada Goose, Gadwall and Double-crested Cormorant. Many of these species nest or feed on Horse Island, which serves as a natural wildlife habitat located a few hundred feet west of the village's shoreline.

The fishery in Henderson Bay and Black River Bay includes good to excellent populations of Lake Trout, Chinook Salmon, Coho Salmon, Rainbow Trout (Steelhead), Brown Trout, Northern Pike, Smallmouth Bass, Yellow Perch, Brown Bullhead, White Perch, Pumpkinseed and Rock Bass.

The NYS Department of State, in cooperation with the NYS Department of Environmental Conservation, is in the process of identifying, through detailed mapping and analysis, coastal fish and wildlife habitats of statewide significance. Through this analysis, the presence of threatened and endangered species will also be documented. The mapping and analysis has not been completed for the St. Lawrence and Lake Ontario coastal area. Preliminarily, however, there do not appear to be any significant habitats or threatened or endangered species within the Sackets Harbor waterfront area.

The only forested area within Sackets Harbor's waterfront is on Horse Island. The former mainland forest was cut for shipbuilding, fuel, and potash in the 1800's. Vast acres of forest brushlands are found south of Ambrose Street, and give witness to the abandonment of many agricultural operations in this area within the last thirty years.

Analysis: The variety and relative abundance of waterfowl, fish populations as well as other wildlife in the Henderson Bay/Black River Bay complex, in the vicinity of Sackets Harbor, makes the bay complex an important and unique natural resource to the Village. In addition, the natural, relatively isolated condition of Horse Island makes it a unique resource to the village. Because the island is in private ownership its limited access may be appropriate to help ensure its maintenance as a unique local natural resource. Also, the water quality of the bay complex should be maintained so as not to adversely impact the fish and wildlife habitats offshore in the vicinity of Sackets Harbor.

D. Soils, Topography, Flooding and Erosion. Vergennes Clay soils are found in the northern waterfront area and on Horse Island. As indicated on the NYS Coastal Atlas, the area contiguous to Ambrose Street is prime agricultural soil. A mixture of silt loams, sandy loams and rock outcroppings is found in the Boulton's Beach area and southward.

The elevation of the village varies from 246 feet (MSL) at the lake shoreline to 305 feet (MSL) at the highest point. Topographic relief in the waterfront area is slight except at the land's edge where some shore elevations drop off sharply from 15 to 40 feet above the lake level. Limestone bluffs are found along the shore of Madison Barracks, General Smith Drive and along the northwest coast of the State Battlefield and adjacent village property. Three streambeds in the southwest area of the village and low-lying areas around the harbor/core area are the only other topographic variations in the waterfront.

The combined effect of low relief, loamy clay soils, and a seasonally high water table (during heavy rains or snow melt) poses surface water drainage problems for development in some areas. One poorly drained area of particular concern is the southwest portion of the waterfront, where municipal sewage treatment is unavailable. The high water table limits most on-site sewage disposal systems, as well. This includes the area around Boulton's Beach, where a considerable number of homes exist. Aside from this low-lying area, the village is relatively unaffected by shoreline flooding, due to its elevation. Inland flooding occasionally occurs along Mill Creek (beyond the waterfront boundary), due to storms or rapid snow melt, but it is short term in nature.

Analysis: Any additional development in the area of Boulton's Beach should have approved soil percolation tests before any permits are issued. This should prevent additional overloading of the soil with septic tank wastes. Although public sewers would be appropriate for this area, they are likely to be economically impractical. Alternative and innovative waste disposal systems may be critical.

Erosion is not a problem in Sackets Harbor, due to the limestone shoreline bluffs and relatively flat terrain elsewhere.

II. CULTURAL/COMMUNITY RESOURCES

A. Historic and Archaeological Resources. Of all of Sackets Harbor's cultural/public resources, the most significant are its historic sites and buildings. Historic resources are found in all parts of the waterfront area, from Madison Barracks to the Sackets Harbor Battlefield.

Not only does the village have three National Register historic districts within the coastal area, but it is also one of thirteen sites in New York designated as an Urban Cultural Park (UCP). The theme of the park is defense, due to the extensive military activity in the village from the War of 1812 until the Army's abandonment of the Madison Barracks complex at the end of World War II.

The three National Register historic districts are Sackets Harbor Battlefield, Sackets Harbor Village (the village core area), and Madison Barracks. Because these districts have contiguous boundaries, they are shown on Plate III and IVa as one large district encompassing most of the village's developed area. The districts are described more fully below.

(1) The Sackets Harbor Battlefield Historic District includes the Battlefield State Historic Site, the coastal area east of the Battlefield, and Horse Island. Managed by the NYS Office of Parks, Recreation & Historic Preservation, the State Historic Site has five historic structures which serve as reminders of the early defense of Northern New York. Closely related to the Battlefield is Horse Island. Here, British soldiers landed in 1813, crossed a breakwater to the mainland, and marched on the village, only to be repelled by the Americans. This battle is portrayed each year as a major tourist event.

(2) The Sackets Harbor Village Historic District is composed of the village core. As the region's largest settlement in the early 19th century, the village core served as a trading post for steamboats, a staging area for commercial shipbuilders, and quarters for military personnel. One hundred fifty-six buildings are included in the district's 71 acres. Notable examples of period architecture are the Union Hotel State (ca. 1817), the Pickering-Beach Historic Museum (ca. 1817), the Sacket House (ca. 1802), and the Camp Mansion (ca. 1816). Also within the district is Navy Point, a spot which protects the harbor from wind and waves. Now occupied by a marina, the point was once the United States' most important shipbuilding and naval base on Lake Ontario.

(3) The Madison Barracks Historic District boundary corresponds with its entire 100-acre namesake. Madison Barracks was an active army post from the War of 1812 through World War II. A few highlights of the site are earthwork remains of Fort Pike, part of Stone Row (the original barracks, ca. 1816), the stone observation tower, and the limestone hospital (ca. 1815). There are many of the significant structures among the 32 which remain standing on the property, but the site is considered more important in its entirety rather than for its individual elements. The entire site is under single corporate ownership. This owner has restored seven of the buildings in the past several years; the rest are vacant and in various states of repair. A new developer for the site is currently being sought.

The great majority of archaeological resources within the village's waterfront are presumed to date to the War of 1812 period. Although numerous artifacts have been unearthed during past archaeological investigations, they are undoubtedly a small portion of what remains buried at the various sites of early fortifications that had surrounded the village by the end of the war. Few Indian artifacts have been found despite the presence of either Oneida Iroquois or Onondaga Iroquois Indians in the area eventually delineated as Jefferson County.

Analysis: Madison Barracks is easily the most significant historic resource in the village. Unfortunately, development and restoration of

the site have been stalled in recent years due to financing problems. The architecturally significant buildings have continued to deteriorate to the point where restoration of some of them may not be economically feasible. Redevelopment of the site should be strongly encouraged; and when a developer and a plan are settled upon, permit procedures should be expedited. Redevelopment of the Barracks, however, must be sensitive to the architectural and historic significance of the buildings, and the potential archaeological resources of Fort Pike. Likewise, development proposals in other historic areas of the village should be scrutinized for potential impacts on the historic and architectural resources which give the village its unique character. The village's involvement in the Urban Cultural Park program further attests to the national, statewide, and local significance of historic resources within its waterfront. (For detailed information on the village's historic resources, the reader is referred to the Village of Sackets Harbor Urban Cultural Park Management Plan, February, 1985.)

B. Public and Semi-Public Facilities. The majority of the community facilities and services are found in the village core area, which is transected by Main Street, Washington Street, Broad Street, and General Smith Drive.

Beginning at the western end of West Main Street is the old Union Hotel, a State-operated museum and visitor center, while the nearby Sacket House is a village-owned visitor center. The Sacket House is part of Market Square Park (also referred to as Harborfront Park), which extends across Main Street and down to the harbor. This parcel provides the major means of public access to the harbor. Included are two boat launch ramps, dockage, waste disposal facilities, toilets, and showers.

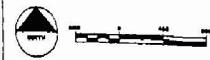
At the eastern end of West Main Street are a U.S. Coast Guard station, the village barn (in need of maintenance) and the Post Office. Outside of the immediate core area, the village's Municipal Building/Fire Department on Broad Street, the adjoining skating rink, rectories and churches on East Main Street (one of which contains a library), and the Firemen's Hall on West Washington Street all provide a number of cultural, educational, and recreational activities for both residents and tourists. Recently, the village acquired additional land behind the Municipal Building for recreational purposes. A play area for small children is proposed.

Most of these facilities provide public access and recreation opportunities related to either appreciation of the village's cultural heritage or enjoyment of its scenic vistas and coastal waters. Plate IVb, a blow up of the village core area and part of Madison Barracks, depicts the distribution of public access and recreation sites. Because of their contribution to overall recreational activity in the village, the Urban Cultural Park boundary and existing private marinas are noted. Potential sites are also noted.

Analysis: Like many old buildings owned by local governments, the Pickering-Beach Museum and the Sacket House are in need of interior and exterior repairs. Recent renovations have improved the Sacket House, but much remains to be done, including a new roof, chimney repairs, and

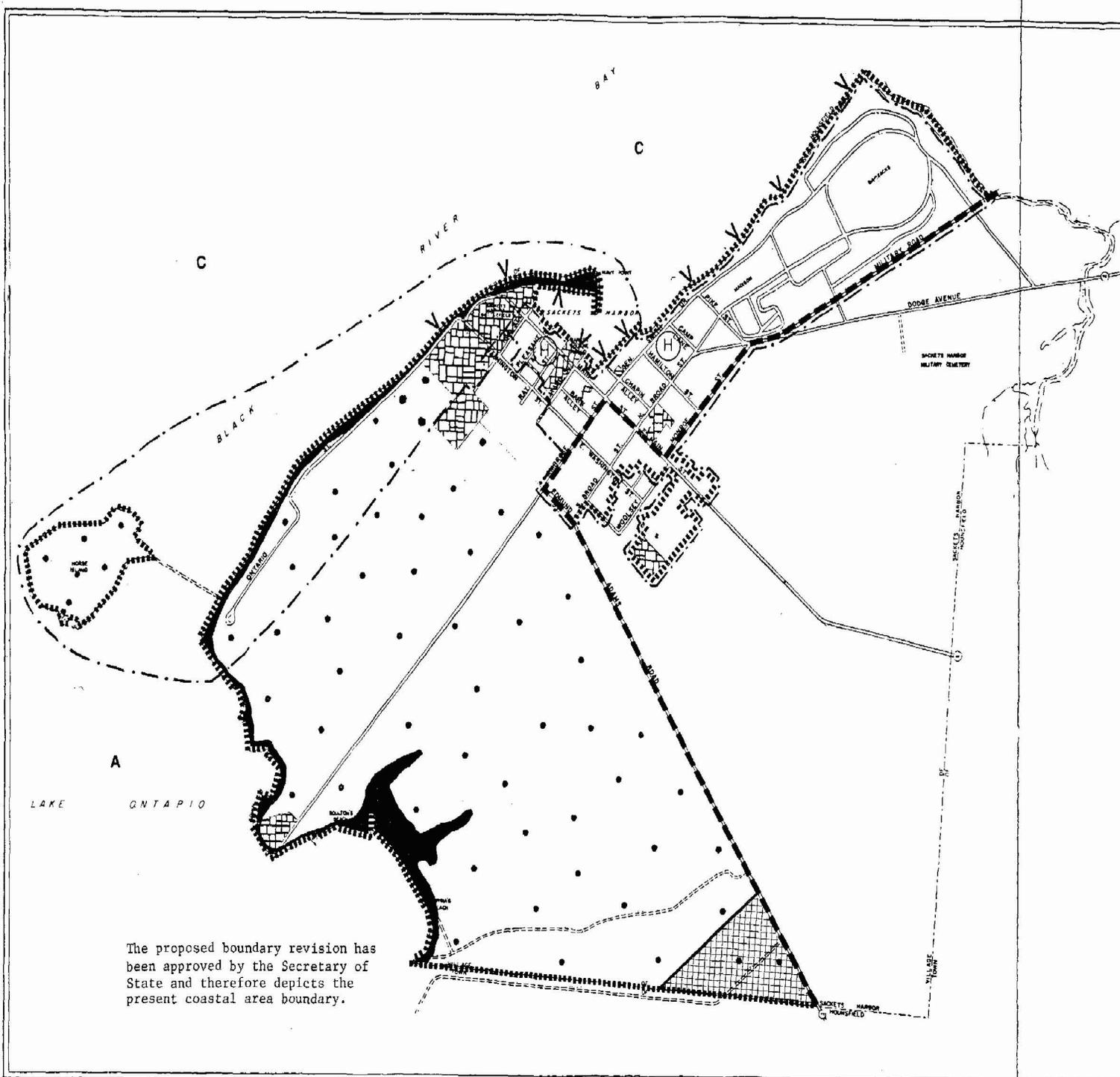
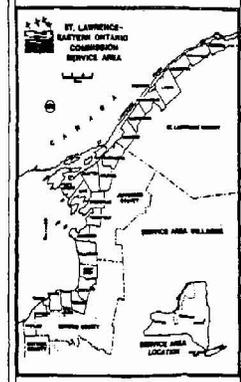
VILLAGE OF SACKETS HARBOR, NEW YORK

Development Considerations
PLATE IVa



LEGEND

-  Coastal Area
-  Proposed Coastal Area
- A** Water Quality
-  Flood Hazard Areas
-  National Register Structures
-  National Register Districts
-  Unsewered Areas w/ Soil Limitations
-  Public Lands
- V** Scenic vistas
-  Lands Within the Sackets Harbor Coastal Area that are Proposed for Inclusion in the Jefferson County Agricultural District No. 11



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EXISTING PUBLIC ACCESS AND RECREATION SITES

1. Sacket House Visitors Center
2. Market Square Harborfront Park with twin boat launches
3. Pickering-Beach Museum
4. Municipal Building/Firehall
5. Union Hotel Visitors Center and Museum
6. Sackets Harbor Battlefield State Park
7. Village open space triangle

 private marinas

POTENTIAL PUBLIC ACCESS AND RECREATION SITES

- ① Chapin Alley
- ② Firemen's Field
- ③ Fort Pike

-- UCP Boundary

VILLAGE OF SACKETS HARBOR, NEW YORK

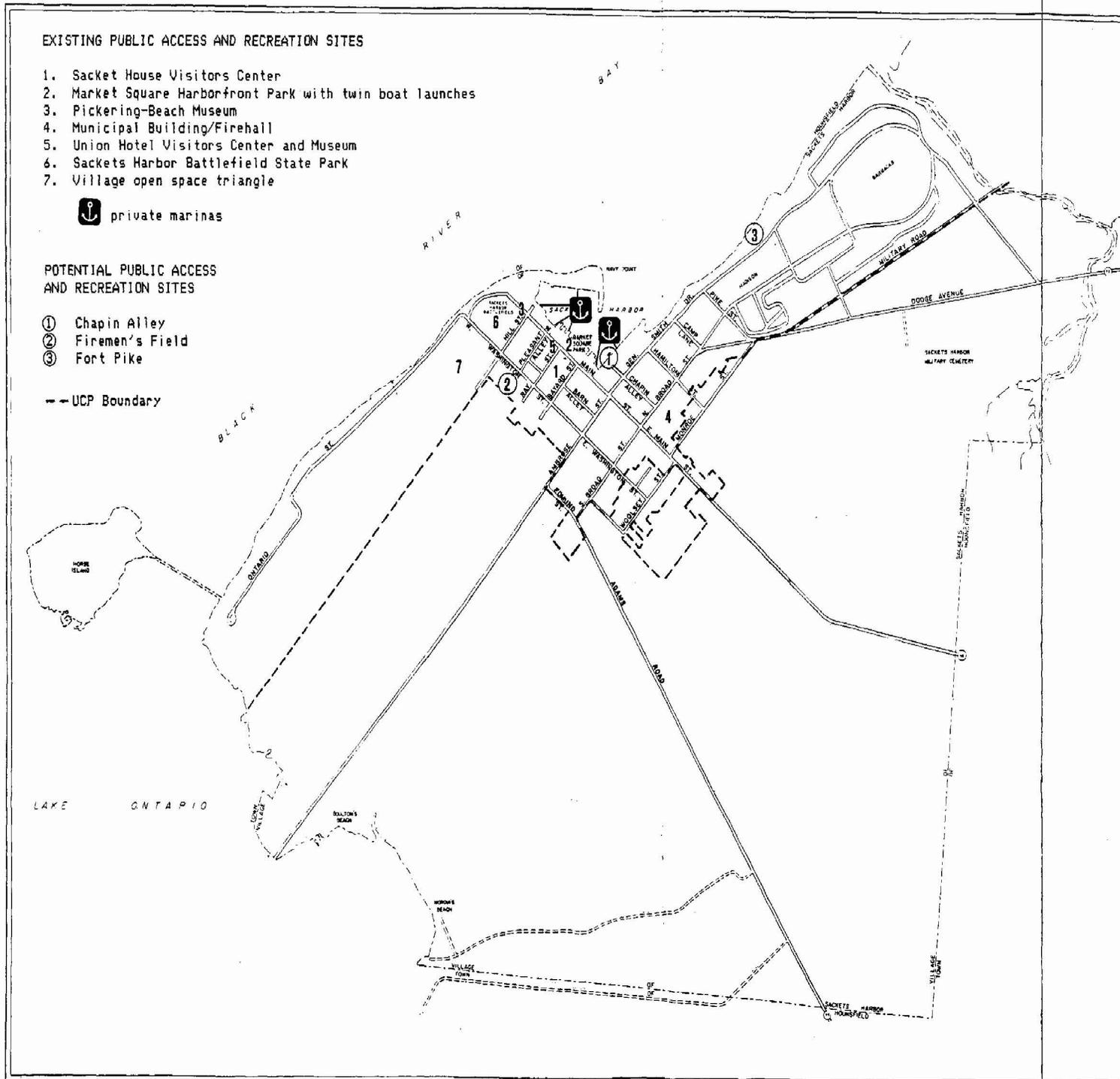
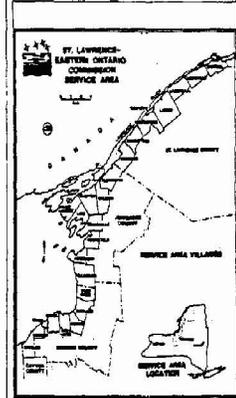
DEVELOPMENT CONSIDERATIONS

PART B

OFFICE OF THE ST. LAWRENCE-EASTERN ONTARIO COMMISSION



LEGEND



interior renovations. When completed, the Sacket House will be used as an information center and community recreation center.

The village's recent improvements to Market Square Park encourage public access to the harbor. Keeping and maintaining such public waterfront access areas is a key element in strengthening the village's tourism economy. Development proposals involving or in close proximity to publicly-owned waterfront parcels must address the potential impacts upon public access and recreational opportunities which may be foreclosed.

C. Commercial and Industrial Facilities. The only existing industrial facilities in the village are the tanker berth in Black River Bay, the oil tank complex, and the connecting pipeline. At the present time, this facility is receiving only minimal use. Some of the commercial buildings are vacant and in need of repair, while others have had modern alterations which are inconsistent with the historic character of most of the existing structures. The commercial facilities are primarily confined to the village core, and consist of a bakery, liquor store, ice cream parlor, laundromat, general store, antique shop, two restaurant-lounges, and two gift shops. Six commercial marinas along the harbor's edge provide boat rentals, launching, dockage, and repair services. A couple of the marinas have recently expanded their facilities.

Analysis: The oil storage complex will probably remain vacant for the foreseeable future due to the decline in oil tanker shipments. The mix of commercial facilities is indicative of the village's function as a bedroom community and a recreational boating center for residents and tourists alike. Noticeably lacking are overnight accommodations for visitors and a bank -- or at least a branch banking office.

D. Infrastructure. The Village of Sackets Harbor obtains its municipal water supply from Lake Ontario through an intake located 1600 feet offshore near Boulton's Beach. Water is filtered and chlorinated at the treatment plant onshore. Originally built in 1938, the plant was upgraded and renovated in the summer of 1983. Serving residential and commercial uses in the Boulton's Beach area, the village core and Madison Barracks, the distribution system is made up of 6-, 8- and 10-inch water mains and is approximately fifty years old. The village has a total storage capacity of 250,000 gallons.

The municipal sewage treatment facilities serve the village core area and Madison Barracks. Areas not served include residents and cottages at Boulton's Beach and Gilmore Shores on Ontario Street and lands generally south and southwest of the village core. Located to the south of Battlefield State Park, the sewage treatment plant has secondary treatment plant and discharges into Black River Bay offshore from Ontario Street. Depending on the season, normal loading of the treatment plant ranges between 100,000 and 150,000 g.p.d. representing an average use of less than 10% of the plant's 1.5 million g.p.d. design capacity. Each year that heavy spring rains coincide with March thaws, the plant's capacity is reached or exceeded for a short period (up to a week) due to a high ratio of infiltration in the village's sewer system.

Solid waste disposal is handled by individual village residents or their private collectors. All solid waste from the village is transported to the sanitary landfill in the Town of Hounsfield outside of the coastal area.

Major roads serving the village are Interstate 81 (10 miles to the east), NY Route 3 (1 mile east), and NY Route 180 (1 mile north). The village is also conveniently located 5 miles from the Watertown International Airport. Main, Broad, and Washington streets and General Smith Drive constitute the principal traffic corridors within the village. The remaining streets carry low volumes of local traffic.

Analysis: The village has excess water and sewer treatment capacity for anticipated future growth. The unsewered area around Boulton's Beach, however, is a problem which will continue as more cottages are converted to year-round occupancy. The option of extending a sewer main from the village core area has been discarded, due to the distance of this remote site from the existing system. Construction of a communal septic system has been proposed as an alternative. Until adequate sewage provisions are in place, development in the Boulton's Beach area should be discouraged.

One public right-of-way, known as Chapin Alley, is significant in that it provides some public access to the southern corner of the harbor. For boat launching, this location is preferred over the harbor-front park ramps on the west side of the harbor. The latter area is sometimes impractical due to its exposure to high winds and storms from the northeast. Currently, the alley is overgrown and only partially paved (which contributes to runoff and siltation of the harbor). General landscaping and road surface improvements would improve the situation and would allow for marine-related redevelopment of an adjacent, underused warehouse, pier, and vacant railroad depot. The alley will only support limited use by the public, however, until additional areas for parking are acquired by the village.

III. LAND USE (Plate V)

(1) Boulton's Farm and Southwest Waterfront Area. This area is generally characterized by a mixture of residential, agricultural, and partially inactive industrial uses. Horse Island, however (just off the southwestern shoreline), is devoid of any active land use with the exception of a navigation beacon maintained by the U.S. Coast Guard (this federally-owned parcel is exempted from the village's LWRP). As noted previously, the rest of the island is a natural habitat for waterfowl.

Single-family homes and seasonal cottages are found along the waterfront northwest of Ontario Street (Gilmore Shores) and at the southern end of Ambrose Street (Boulton's Beach). Drainage and sewage concerns in the latter area have been discussed. In addition, some of the cottages and homes show signs of deterioration.

Closer to the village center is the industrial zone, which contains the oil storage facilities described previously.

Acting as a buffer between the industrial area and the shoreline cottages is Boulton's Farm. Although not significant enough to warrant a special agricultural district, the farm is a stable, continuing land use.

Analysis: To revitalize the residential area of Boulton's Beach, a combination of public and private efforts will be required. In addition, sewage disposal problems must be solved before additional development is permitted.

The partially unused oil tank complex is noteworthy only as an indicator of the declining significance of industry in the village. The agricultural land use is expected to remain stable.

(2) Village Core. As the oldest part of the village, the core area includes single-family homes and most of the commercial, public and semi-public facilities described earlier. Several of the core area's commercial structures have residential uses on the upper floors.

Uses along the harbor's edge consist of a mixture of public and private dockage, mooring areas, and boat launching facilities. Public access to the harbor may be taken at Market Square and Chapin Alley.

Analysis: The condition of several of the older buildings in the core area indicates the need for a commercial/residential rehabilitation program in this area. Recently, local historic district zoning was adopted by the village for much of the core area. If adhered to, these regulations should prevent incompatible development in the future.

As noted elsewhere, maintenance of public access to the harbor is important due to the relatively small size of the harborfront and the pressures for more private marina facilities.

(3) Madison Barracks. The historic significance of Madison Barracks was covered earlier. Seven of the buildings have been renovated and are in use as apartments, while an eighth is a successful restaurant and lounge. The remaining structures are vacant and many are badly deteriorated.

Analysis: Given its vast grounds, its attractive shoreline location, and the historic/architectural significance of the buildings, Madison Barracks has the potential to be the most significant, valuable piece of private property in the entire village. Any development plans must address the 100-acre site in its entirety (rather than piecemeal), and should be sensitive to the property's scenic and historic qualities.

LAND USES

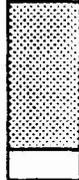
Agriculture



{ Ac - Cropland
Ap - Pasture
Ax - Other Agriculture

A - Inactive

Residential



{ Rr - 1 B 2 Family
Rm - 3 or More (Multi-family)

R - Vacant

Commercial



{ Cc - Retail Trade
Cr - Recreational
Co - Office & Non Retail
Cs - Other Commercial

C - Vacant

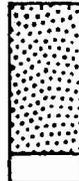
Industrial/Extractive



{ Il - Light
Ih - Heavy
Is - Industrial Storage
Ii - Other Industrial
Es - Stone Quarries
Eg - Sand & Gravel Pits
Ei - Other Mining

I/E - Vacant

Public/Semi-Public



{ Pg - Government Services
Pe - Educational
Pr - Recreational
Ps - Semi-Public

P - Vacant

Transportation/Utilities & Communications



{ Ta - Airports
Tr - Railways
Tw - Water Transport
Tt - Other Transportation
Ue - Electric Gen./Dist.
Ug - Gas & Oil Transmission
Us - Water Treatment
Ur - Solid Waste Management
Ut - Other
T/U - Vacant

Forest



{ Fh - Forest
Fb - Forest Brushland
Fp - Forest Plantation

Wetlands



{ Wp - Public/Recreational
Ws - Other

Non-Productive Lands



{ Ns - Sand & Beach
Nr - Exposed Rock Cliffs

WATER USES

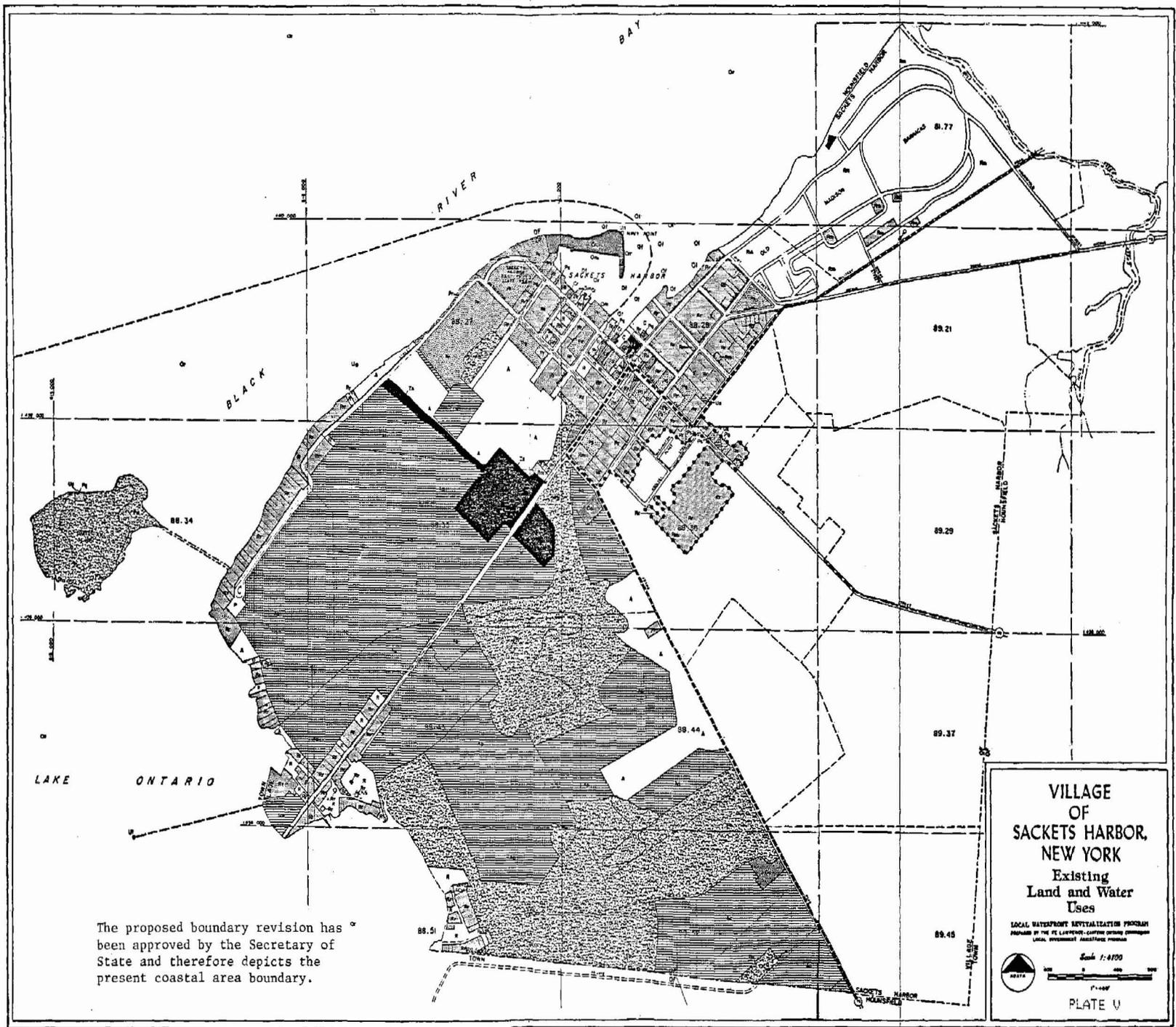
Ry - Residences Over Water	Ts - Shipping
Or - Boating	Un - Navigation Aides
Om - Mooring & Dockage	Uu - Underground Cables
Of - Fishing	Up - Oil and Gas Pipelines
Ow - Swimming	Ud - Spoil Disposal Areas
Ok - Water Skiing	Uo - Sewer Outfalls
Tf - Ferry	Ui - Water Intakes



N.Y.S. Coastal Area Boundary



Proposed Additions To Area Boundary



The proposed boundary revision has been approved by the Secretary of State and therefore depicts the present coastal area boundary.

**VILLAGE
OF
SACKETT'S HARBOR,
NEW YORK**

Existing
Land and Water
Uses

LOCAL WATERFRONT REVITALIZATION PROGRAM
PREPARED BY THE PLANNING-CORPORATION CONSULTING ENGINEERS
LOCAL GOVERNMENT ASSISTANCE PROGRAM

Scale 1:4700

1"=400'

PLATE V

IV. IMPORTANT ECONOMIC ACTIVITIES

The most important economic activities in Sackets Harbor are related to tourism and marine recreation. The recent establishment of three gift/antique shops and the growing number of attendees for the annual 1812 pageant are indicative of the tourism potential. Few overnight accommodations are currently offered, and they are typically full during the summer season due to occupancy by year-round or seasonal residents. In addition, the harbor is undergoing rapid development by marina interests. The Navy Point Marina has recently invested some \$500,000 in refurbishing its facilities for yachts, cruisers, and sailboats. Included are open slips, covered storage, mooring areas, a large boat hoist, and a ship's store. On the southeast side of the harbor, a permit has been granted for the development of 3 piers with 76 slips at the site of a former warehouse. Additional permit requests for other marinas are anticipated.

A regional conference center, country inn, and performing arts center are among the proposals for Madison Barracks. A new developer for the site is currently being sought.

Analysis: A few vacant buildings and sites remain in the village for conversion to motels, shops, restaurants, and the like. Economic revitalization of the village and rehabilitation of specific sites within it -- especially Madison Barracks -- will allow for an expansion of current economic activities and could establish construction/restoration as a major part of the village's economic base.

For the harbor, a development plan is needed. Although it is congested at peak times, the harbor has much potential for future development if properly planned. Orderly development of marine recreation and service facilities is imperative to maintain public access to the harbor, to prevent over-commercialization, and to prevent conflicting uses in this small harbor.