

Greenport, New York—Mitchell Park

Key Players

Village of Greenport

New York State Department of State

New York State Department of Transportation

New York State Office of Parks, Recreation and Historic Preservation

U.S. Senate (United States Transportation Act 1997, 2000)

Estate of Pauline Mitchell

Northrop Grumman Corporation

Background

The Mitchell Park property is in the Village of Greenport, located on the North Fork of eastern Long Island approximately 25 miles east of New York City. The Village formerly was a major center for commercial fishing and shipbuilding. The 3.2-acre site had been used as a car dealership with automobile repair facilities, a gas station, various marine boat and engine repair facilities, and an oyster company, with a marina and restaurant on site as well. In the late 1970s, a fire along the waterfront area burned out many of the existing sites and left several brownfield properties, including the Mitchell Park site. There were nine underground storage tanks on the site, along with contamination from petroleum and arsenic.



The site during construction

Project Features

The Village of Greenport acquired the site from a bank that had foreclosed on the property, using funds from general obligation bonds, grants from the New York State Senate (Local Assistance Program) and the New York Department of State, and a settlement with the previous site owner. Development of the property as a park is the

cornerstone of the Village's Local Waterfront Revitalization Program, as well as revitalization of the downtown business district.

Environmental assessment and remediation of site contamination was performed under the New York State Department of Environmental Conservation's Environmental Restoration Projects (Brownfield) Program. Remediation included removal of underground storage tanks and contaminated soil, placement of one foot of clean soil over contaminated areas, and a deed restriction that prevents future excavation on the property. Nine USTs were removed and 315 cubic yards of petroleum-contaminated soil were excavated. The village also demolished the buildings on the property.

The village held an international design competition for the future park, attracting 500 submissions from 27 countries. Phase one of the project included creation of the Harborwalk and a glass pavilion for a carousel donated by Northrop Grumman. The second phase of development involves construction of a marina basin with bulkhead improvements to connect the harbor walk and the park pier. An ice rink, a camera obscura, and mister field are also planned at the site.

Financing

The land acquisition was mainly financed with \$1.2 million in General Obligation Bonds by the Village of Greenport. In addition, the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) provided a \$100,000 grant, and the New York State Senate's Local Assistance Program awarded \$75,000. The environmental site assessment and remediation was funded by the state Clean Water/Clean Air Bond Act with a \$600,000 grant and a \$200,000 loan.

The design of the park and marina, as well as development of a Harbor Management Plan, was funded by a New York Department of State Environmental Protection Fund (EPF) grant of \$185,000 and a Village of Greenport grant of \$200,000. The park development was funded with \$1.5 million from the Village of Greenport's Capital Improvement Fund, an appropriation of \$1 million from the U.S. Transportation Act of 1997 and 2000 (for a passenger ferry docking facility), and \$200,000 from the Empire State Development Urban and Community Development Program. Additional funding included a \$450,000 EPF award, \$500,000 from the New York State Department of Transportation, and \$100,000 from NYSOPRHP. The Northrop-Grumman Corporation donated a historic carousel (valued at \$200,000) that serves as the park's focal point. The petitions of children in the local schools led to the donation of the 40-foot carousel, built in North Tonawanda, New York, in the 1920s.

The marina was funded with \$565,000 from EPF and \$26,000 from the Downtown Program of Suffolk County. Maintenance of the park will be funded through a \$1-million bequest from the estate of Pauline Mitchell, whose family owned the site's former marina and restaurant for many decades.



The carousel donated by Northrop Grumman

Impacts

"Tourism is a critically important part of Long Island's economy, and the smart investments we're making in our unique waterfront communities will help to attract more visitors, create new jobs and encourage new private sector investments," Governor George Pataki said. "By supporting this exciting waterfront redevelopment effort, we will strengthen Greenport's business community, bolster local tourism and provide additional recreational opportunities for the local community." Phase I of the park and marina development project, completed in June 2001, attracted an estimated 390,000 visitors in its first year and resulted in the establishment of many new tourism-related businesses.

Phase II, which involves the construction of additional year-round facilities, including slips and piers, will help attract more visitors and recreational vessels. A \$1-million grant will support the modification of two existing piers to accommodate cruise ships, passenger ferries, military vessels, party fishing boats, and tall ships, including the replica HMS Bounty; the creation of a 61-slip floating dock marina for recreational vessels; and the extension of needed utility infrastructure to the Greenport Railroad Dock to accommodate and attract more large offshore commercial fishing vessels. The completion of Phase II will generate an estimated 53 direct full-time-equivalent jobs, plus an additional 15 direct jobs associated with commercial fishing operations. The park has attracted visitors as a regional destination and hosted several community events, celebrations, and ceremonies.

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Sources

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