



# Incorporated Village of LLOYD HARBOR

October 17, 2023

## MAYOR'S MESSAGE

**To: Village Residents**

**From: Jean M. Thatcher, Mayor**



MAYOR  
JEAN M. THATCHER

### Re: The Seminary - Update

I write on behalf of the Board of Trustees with exciting news. The Village has come to an agreement with The Seminary Retreat & Conference Center to purchase a portion of the Seminary property. The Seminary will retain the building and surrounding acreage. New York State will purchase the perimeter acreage and wetlands.

The Village periodically reviews and updates its Master Plan. Roughly two years ago we engaged our planner, Hardesty & Hanover, LLP, to study the remaining large parcels of land in the Village. As is standard practice, the Trustees placed a moratorium on subdivision during this process. The study determined that the land adjacent to the Village Park would be well suited for additional park and recreation purposes. Simultaneously, the Village was observing the efforts of Suffolk County and the Town of Huntington to come to agreement with New York State to jointly purchase a substantial portion of the Seminary property. These efforts failed to come to fruition. The Village subsequently entered into negotiations with The Seminary and New York State.

The resulting agreement is a three-party preservation effort of The Seminary land that prevents future development of this environmentally sensitive site. The Seminary will retain its buildings and surrounding 16+ acres. The Village will purchase 20+ acres to the west of The Seminary building complex. New York State will purchase approximately 180+ acres consisting of the perimeter slope and related wetlands with proceeds from the State's Environmental Protection Fund.

This arrangement is the subject of agreement, but the transaction will take several steps to be finalized. This excellent outcome is the result of a careful and deliberate strategic approach by the Board of Trustees and we are confident that residents will also find it a great relief. We will keep you advised as to further developments. *It is an ongoing effort for the Mayor & Trustees to deal with State and Federal challenges to local zoning control and "Home Rule."* Our focus is always to preserve the character and quality of life in our unique Village, which retains such beautiful expanses of open land and benefits related thereto, and yet is commutable to New York City.



TRUSTEE/  
DEPUTY MAYOR  
WILLIAM  
BURDO



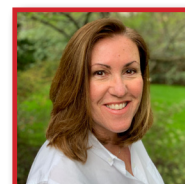
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