



Town and Village of  
**Clayton**  
LWRP

## Town and Village of Clayton Local Waterfront Revitalization Program (LWRP) Update Public Open House #1 Summary

<b>Purpose:</b>	Public Open House #1
<b>Date and Time:</b>	March 4, 2026, 4:00 PM – 7:00 PM
<b>Location:</b>	Clayton Municipal Building, 425 Mary Street, Clayton, NY 13624

The Town and Village of Clayton is preparing a joint Local Waterfront Revitalization Program (LWRP) update. On Wednesday, March 4, 2026, the first public open house for the LWRP was held. The event took place at the Clayton Municipal Building located at 425 Mary Street in Clayton from 4:00 to 7:00 PM. The event drew more than 47 participants, including residents, property owners, business owners, Town and Village representatives and other stakeholders. Outreach for the event included a digital campaign via email and social media, flyers distributed throughout the Town and Village, a press release and project cards.



The open house featured an interactive, walk-through format with eight (8) activity stations and a kids table. Attendees were able to explore the stations at their own pace, learn about the LWRP program, aspects of the Clayton waterfront, and share input and ideas for the waterfront area. A Participant Guide was provided to help navigate the stations and encourage feedback.

The activity stations included:

- **Station #1 – About the LWRP:** Learn about the LWRP process.
- **Station #2 – Waterfront Revitalization Area:** Review the Waterfront Revitalization Area (WRA) boundary.
- **Station #3 – Community Profile:** Discover the current waterfront conditions and resources.
- **Station #4 – Opportunities & Assets:** Share your ideas about assets and opportunities to enhance or improve the Clayton waterfront.
- **Station #5 – Challenges:** Identify needs to challenges you see in the Clayton waterfront.
- **Station #6 Vision:** Tell us your vision for the Waterfront Revitalization Area!
- **Station #7 –Inspiration Station:** Participate in an interactive vision exercise and identify on the provided map where you would like to see improvements.
- **Station #8 –Take the Survey:** Take the online waterfront survey!
- **Kids Table:** A place for kids to be creative and share their ideas.

## Station #1. About the LWRP

This station provided an overview of Local Waterfront revitalization program (LWRP) and the Harbor Management Plan (HMP)

- The LWRP program and HMP will guide the future of the Clayton waterfront, which includes both the Village and the Town.
- Clayton LWRP will outline strategies to improve public access, strengthen connections between key areas and the waterfront, update local codes to support sustainable development, and integrate sea level rise projections and resiliency measures into community planning. The plan will be shaped by community input and establish a shared vision for the future of Clayton.
- The planning process is being led by the Town and Village of Clayton, guided by the Waterfront Advisory Committee, facilitated by a consultant team led by M.J. Engineering and Land Surveying, P.C., supported by E.M. Pemrick & Company, and Andropogon funded by the New York State Department of State under Title 11 of the Environmental Protection Fund.

This project was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

The LWRP required elements were provided.

## Station #2. Waterfront Revitalization Area

### What is a WRA?

- The Waterfront Revitalization Area (WRA) is a portion of the state Coastal Boundary that is the area of focus for the LWRP.
- Current (original) state Coastal Boundary outlined in the red dashed line on the adjacent map.
- WRA boundary proposed to expand the state Coastal Boundary is outlined in purple on the adjacent map

### What it means to be in the WRA

- Funding Opportunities for proposed projects within WRA
- Actions to be determined may be subject to Local Waterfront Consistency Review Law, which will be an outcome of the LWRP effort

## Station #3. Community Profile

This station provided an overview of the WRA's Town's, Village's and County's demographics. Town and Village population, population growth, and age group percentages were displayed in tables and graphs. Housing units and occupancy data were also displayed in tables and graphs, accompanied by a brief narrative highlighting notable data.

### Highlights of existing conditions data:

- Population rates have decreased slightly over the past 15 years for the WRA, Village & Town.
- Most people within the WRA are 60 -79 years old
- The Age 60-79 cohort is the largest within the Village and Town
- The Age 20-39 cohort is the largest in the County, likely because of the Fort Drum military base
- Over the past 15 years, housing units in the WRA, Village and Town have grown slightly, respectively the total number of households within the WRA, Town and Village have increased <1% between 2010-2025
- Majority of housing units within the Village, Town and County are occupied
- The WRA has an artificially high vacancy rate because of seasonal residents.

Seven (7) maps were also displayed at this station illustrated existing conditions included:

- Zoning
- Land Use
- Known Wetlands
- Significant Natural Habitats
- Topography
- Transportation
- Recreational & Historical Resources

### Public Comment on Maps (written as presented, in no particular order):

Recreational & Historic Resources Map

- Zenda Farms and 1000 Islands Land Trust Properties are missing

### Station #3. Community Profile

#### Transportation Map

- Great Lakes Seaway Trail (National Scenic Byway)

### Station #4. Opportunities & Assets

This station encouraged participants to share their insights about possible opportunities and assets within the Clayton Waterfront Revitalization Area (WRA).

#### **Opportunities & assets identified by participants (written as presented, in no particular order):**

- A “Working Waterfront” for commercial marine operators is needed to sustain a waterfront community
- More trees for shade and vegetation at waterfront

### Station #5. Challenges

This station encouraged participants to share their insights about challenges within the Clayton Waterfront Revitalization Area.

#### **Challenges identified by participants (written as presented, in no particular order):**

- Indoor walking year round
- Improve walkability beyond the Riverwalk
- No defined zoning for a commercial marine district – where do barge or dock builders locate?
- Beach
- Beach and additional boat launch
- Very limited space for commercial marine operators e.g. dock builders, barge operators
- Develop properties sitting idle
- Build transportation station – more parking
- Relocation of barges
- Vegetation added as requirement for shoreline reinforcement work
- Increase municipal building usage programming
- Safe access to water for swimming – swimming ladder
- More trees and permaculture, a working waterfront
- Riverwalk continued with landscaping
- Water TX plant out of the village (put the beach there when the Washington IS bridge is done)
- Beach walkability – paving sidewalk repair, bike path to A Bay to HS MS

## Station #6. Vision

This station prompts participants to share 2-3 words that best summarizes their vision for the Clayton Waterfront Revitalization Area.

**Public comments provided include (written as presented, in no order):**

- Working waterfront
- Family Friendly Beer Garden/Outdoor Game/Activity Space + Food trucks
- Shallow Beach Accessible (walkable) in the Village!
- Natural, beauty, safe, access
- A family-friendly year-round scenic destination that's affordable for all

## Station #7. Inspiration Station

This station included a large Town and Village boundary map enabling participants to identify areas of public recreation where improvements might be needed.

**Common themes from the 'Inspiration' activity:**

- **Grindstone Island** is a hub for outdoor recreation with the State Park acting as a popular destination for recreation and relaxation. Potter's Beach is another vibrant location for swimming, boating, and relaxing.
- **Walkability and Connectivity** on State Route 12E and 12 is an amenity that respondents desired, more bike and pedestrian infrastructure would result in safer, better connectivity with Alexandria Bay and Cape Vincent.
- **Zenda Farms** is known among respondents as a great spot to hike in Town and participate in their nature programs.
- **Water-Based Recreation Access in the Village** was a common recommendation, improving swimming access through a new ladder or at public parks is an example.

**Public comments provided include (written as presented, in no order):**

- People walking and safe biking
- Yacht Club
- Boat and Kayak rental
- Open French Creek bridge
- Extend Bike trail to Town
- Hotel
- Trail, a Beach!
- Walkability
- Wider road for walkers or (sidewalks)
- Trees! Green infrastructure, permaculture
- Kayak launch? Evaluate
- Splash pad
- Better swim access, issue with ladder
- Walkable connections between n'hoods + marinas
- Trails and ecotourism
- Park w/ walking (gravel) trail Zenda Farms
- Two state parks

## Station #7. Inspiration Station

- Lighting needed, mooring buoys could be improved
- Bridge priority area
- Bike/Ped improvements to connect to A Bay, Cape Vincent etc.
- Webb St. Sidewalks are an issue

## Station #8. Take the Survey

This station included a station board with a QR code encouraging participants to take the online community survey.

## Kids Table

This was a place for kids to be creative and share their ideas.

## Additional Written Comments

Attendees were encouraged to write and submit comments. The comments are as follows:

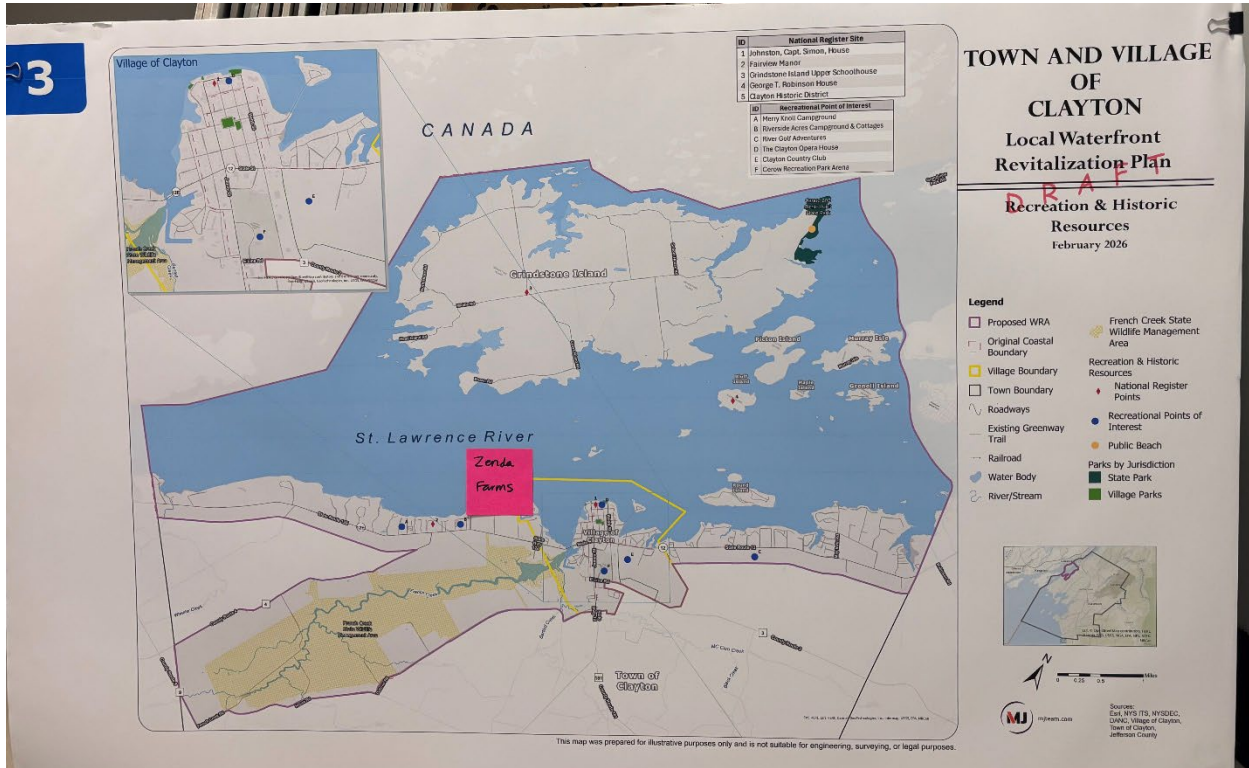
- Marine contractors, dock builders + barge operators are the invisible infrastructure behind: Public + transient docks, recreational marinas, waterfront restaurants + businesses, safe navigation corridors, stabilized shorelines, responses to environmental changes – storms/rising water levels
- The presence of working vessels reflects Clayton's authentic maritime heritage. A waterfront stripped of working activity risks becoming inauthentic – a backdrop rather than a living river community
- Our Town Board needs to utilize the framework from the LWRP to better control the waterfront. Shoreline vegetation needs to be protected for the stability of the riverbank and to preserve the view corridor
- Expand docks at Bayside Marina
- Bike and walking path on Route 12 to connect A. Bay to Cape Vincent

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:

Melia Hema, MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

cc: Project file, NYSDOS, Town of Clayton, Village of Clayton, Waterfront Advisory Committee



**4 OPPORTUNITIES & ASSETS**

What do you see as **assets** within the Clayton Waterfront Revitalization Area?

What are possible **opportunities** to enhance or improve the Clayton Waterfront?

**Topics might include:**

- Active downtown
- Waterfront
- Tourism activity
- Parks & public spaces
- Walkability
- Jobs
- Neighborhoods
- Shopping
- Entertainment

**Sticky Notes:**

- # "Saving waterfront" & for commercial marine operators is needed to sustain a waterfront community
- More trees for shade + vegetation @ waterfront

**New York State Department of State**

This document was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

**MJ**

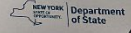
## 5 CHALLENGES

What **needs** or **challenges** can you identify for the Clayton Waterfront Revitalization Area?

Handwritten notes on sticky paper:

- Develop opportunities to create a public waterfront area
- Write comments here!
- Very limited space for commercial marine operators eg. dock builders, large operators
- No defined zoning for a commercial marine district - where do bergs or dock buildert locate?
- Improve walkability beyond the Riverwalk
- 1. Beach 2. All year boat dock
- Beach
- Beach - walkability - playing sidewalk soccer - bike path to a Bay to his RL
- Safe access to water for swimming - safe harbor
- more trees and permeable to walking waterfront
- Riverwalk Continued with Landscaping
- water to plant out of the Village - (put the beach there when the water is so high)
- Increase conceptual public usage programming
- Develop ADA as requirement for Shoreline Revitalization work
- Relocation of Bayside
- Improve parking

- Topics might include:**
- Housing needs
  - Employment
  - Access to waterfront
  - Transportation
  - Local businesses
  - Marinas or boat services
  - Safety
  - Public buildings or facilities



This document was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

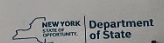


## 6 VISION

Write **2-3 words** that best summarize **YOUR vision** for the Town and Village of Clayton Waterfront Revitalization Area!

Handwritten notes on sticky paper:

- A family-friendly year round space is achievable for all.
- Working Waterfront
- FAMILY FRIENDLY BEER GARDEN/ OUT DOOR GAME RECREATION SPACE
- Natural Beauty Safe Access
- SHALLOW BEACH NECESSARY IN THE VILLAGE!



This document was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.





