TOWN AND VILLAGE OF CLAYTON
LOCAL WATERFRONT REVITALIZATION PROGRAM

MEETING SUMMARY

Purpose:	Waterfront Advisory Committee (WAC) Meeting #6
Date and Time:	September 9, 2026, 2:00 pm
Location:	Virtual
Attendees:	See Below
Agenda:	1. Welcome and Schedule Update 2. Proposed LWRP Project Update 3. DOS Risk Assessment Tool Update 4. Harbor Management Plan 5. Open House #2 6. Next Steps

1. Welcome and Schedule Update

Discussion

Jen Ceponis (MJ) welcomed the Committee to the sixth Waterfront Advisory Committee meeting and reviewed the agenda.

Agenda:

- Welcome and Schedule Update
- Proposed LWRP Project Update
- DOS Risk Assessment Tool Update
- Harbor Management Plan
- Open House #2
- Next Steps

Jen Ceponis (MJ) provided an update of the project schedule and current status.

- Fall/Winter 2025 – Inventory and Analysis, Community Outreach Process & Plan
- Winter/Spring 2026 – Stakeholder group meetings, 1st Public Information Meeting, Online community survey
- Spring 2026 – Proposed land/water uses and projects
- Summer 2026 – Draft LWRP in process, 2nd Public Information Meeting (We are here!)
- Fall/Winter 2026/2027 – Preliminary Draft LWRP submitted to DOS, DOS Review Process (timing to be determined)

1. Welcome and Schedule Update

Discussion

Jen Ceponis (MJ) highlighted which components of the LWRP are already underway. LWRP Components already underway are noted with an arrow.

- Section 1 – Waterfront Revitalization Area Boundary (Task 7)
- Section 2 – Inventory and Analysis (Task 8)
- Section 3 – Local Waterfront Revitalization Policies (Task 10)
- Section 4 – Proposed Land and Water Uses and Proposed Projects (Task 11)
- Section 5 – Techniques for Local Implementation (Task 13)
- Section 6 – State and Federal Actions Likely to Affect Implementation (Task 14)
- Section 7 – Local Commitment and Consultation (Task 15)

Key Decisions & Outcomes

N/A

2. Proposed Project Update

Discussion

Jen Ceponis (MJ) provided an overview of the purpose of Section IV and introduced the altered Proposed LWRP Projects based on LPC feedback.

What's the goal of Section IV?

- To identify and describe land and water uses and potential projects that will address Clayton waterfront issues and opportunities outlined in Section II and implement the policies outlined in Section III

Section IV Benefits:

- Implements the LWRP through proposed projects
- Unlocks funding opportunities for the proposed projects
- Provides clarity and guidance for local decision makers by highlighting the impact and timeframes of projects

How were LWRP Projects identified?

- Discussion at WAC Meetings
- Public Open House #1
- Waterfront Survey
- Input at Stakeholder meetings
- Professional expertise

2. Proposed Project Update

Discussion

**Updated projects/categories are underlined. All previously discussed projects are expected to be included in draft LWRP*

Proposed Project Categories

- Infrastructure & Resilience
- Public Space & Recreation
- Accessibility & Connectivity
- Natural Resources & Environment
- Public Safety
- Long-Term Community Planning

Natural Resources & Environment

- Upper Goose Bay Water Quality Improvement Project
  - Improve water flow to Upper Goose Bay to improve water quality
  - Causeway planned to be replaced in 2027 – as part of the design process, DEC limited culverts to protect spawning grounds
- French Creek Sediment Dynamics Study
  - Complete a study to understand sedimentations causes and potential solutions to water-level issues in the French Creek area
- Clayton Septic Upgrade Initiative
  - Develop and implement a public education and technical assistance initiative to improve awareness of aging and failing septic systems
  - The Town and Village will coordinate with Jefferson County to promote participation in the NYS Septic System Replacement Program

Jen Ceponis (MJ) concluded the proposed project update by noting that additional projects may still be considered for inclusion if a demonstrated need can be established.

- A WAC member shared that some local fishermen requested a designated area for charter fisherman to hold shore dinners

Key Decisions & Outcomes

- Per the WAC's request, the MJ team will add "other funding sources" in the second bullet of Clayton Septic Upgrade Initiative

3. DOS Risk Assessment Tool Update

Discussion

Jen Ceponis (MJ) provided an update on the Risk Assessment Tool, explaining that the assessment is a planning tool and not merely a map of flood hazards. The Risk Assessment Tool helps the community identify which waterfront assets are most vulnerable, how significant the risk is, and where resilience investments should be prioritized.

Overview: GIS-based tool used to identify and map coastal hazards, community assets, and areas of vulnerability. By overlaying risk with critical assets, it helps guide project development, future investment and informs targeted, data-driven waterfront resilience strategies.

3. DOS Risk Assessment Tool Update

Discussion

Purpose: Identify risks and assets to help identify proposed projects, prioritize initiatives, and guide future investment.

Risk vs Asset:

- **Risk** reflects the likelihood and severity of coastal hazards such as flooding, erosion, and sea level rise
- **Assets** represent the community features that may be impacted, including infrastructure, natural resources, and public access points.

How are Assets Identified?

- Assets are identified by compiling and mapping key community features that contribute to:
  - Public use, economic activity, environmental function, and infrastructure systems
- This includes reviewing GIS data, the Jefferson County Hazard Mitigation Plan, and input received from the WAC and public.
- Assets are then categorized and evaluated based on community importance and vulnerability to coastal hazards.

The MJ Team presented a screenshot of the Risk Assessment Tool and then presented the Risk Assessment Map for the WRA, and a zoomed in version of both Grindstone Island and the Village.

Key Decisions & Outcomes

- The MJ Team explained that the Risk Assessment Tool will be inserted into Draft Section II and sent to the WAC for review

4. Harbor Management Plan

Discussion

Jen Ceponis (MJ) provided an overview of the Harbor Management Plan, noting that the Village of Clayton already has an existing plan in place. She explained that a Harbor Management Plan does not restrict harbor uses. Instead the plan establishes a coordinated framework for managing competing and sometimes overlapping uses of the harbor.

What is a Harbor Management Plan (HMP)?

- Developed and included as part of an LWRP.
  - Will be prepared as an appendix.
- Identifies areas of conflict, congestion, & competition for space in the use of harbors, surface waters, and underwater lands.
- "Waterside" boundary of the WRA.

Some Benefits of an HMP:

- Addresses harbor and nearshore issues that go beyond local boundaries
- Technical assistance from DOS in addressing issues
- State & Federal entities must review projects for consistency with the Town/Village's HMP
- Financial assistance for implementation projects

4. Harbor Management Plan

Discussion

- Identifying beneficial uses of dredged material
- Enhanced boater safety

A Map of the Harbor Management Area was displayed

Mapped Harbor Management Area Features:

- Marinas, submarine cables, buoys, fixed floated lights, transponder beacons, shipwrecks, public docks, sea grass/kelp areas, water column & surface jurisdiction/regulatory authority

HMP Discussion:

- What issues do you see related to the use of harbors and surface waters in Clayton?
    - The WAC identified that light pollution and glare challenges often come up
    - Many challenges around management of mooring affecting views of the river as well as improper practices such as transient boaters
        - The WAC reported that mooring has not been a large issue this past summer as some barges were kept in Cape Vincent. However, mooring can vary from year to year
        - The Village has received complaints about barge moorings affecting views of the river. However, it is important to balance the preservation of scenic views with the river's role as a working waterfront and its continued use for commercial and maritime activities.
        - This year the Village set the mooring commercial rate to $1,000 and the non-commercial rate to $300
- Are there specific areas you would like to see improvements?
    - The WAC did not list specific improvements but instead welcomed the idea of jurisdiction clarification in terms of riparian rights and underwater lands
    - The WAC would also like to outline equitable use of the harbor
        - May be an opportunity to address houses on barges

Key Decisions & Outcomes

N/A

5. Open House #2

Discussion

Melia Hema (MJ) provided an update on the project website and the upcoming Open House.

Project Website

- www.ClaytonLWRP.com
  862 site sessions
- 682 unique visitors

Open House #2
Thursday, September 24, 2026
4:00 – 6:00 PM

5. Open House #2

Discussion

Clayton Municipal Building

- Interactive Stations
- Proposed LWRP projects
- Public Engagement Summary
- Capture seasonal residents

Key Decisions & Outcomes

- The MJ team will send an email blast advertising the upcoming Open House on September 10, 2026, as a 2-week reminder
- The Chamber of Commerce will share the Open House flyer with its contact list
- The Village will print and distribute hard copies of the flyer

6. Next Steps

Discussion

Jen Ceponis (MJ) provided an overview of the next steps:

- Continue preparation of LWRP Sections
    - Draft Sections I, II, III feedback
- Next WAC Meeting (#7)– November 18, 2026 (rescheduled from November 11, 2026)
- LWRP Project Website: www.claytonlwrp.com

Jen Ceponis (MJ) concluded the meeting explaining the subsequent LWRP procedural steps.

- Following WAC Meeting #7 the Committee can determine if an eighth meeting is necessary
- DOS review process can take approximately 12 to 18 months
    - As part of its review, DOS will provide comments to the MJ Team. Once revisions are completed, an updated draft will be submitted to the State for legal review
        - During this period, the Town and Village of Clayton will undertake the SEQR review

Key Decisions & Outcomes

- The MJ Team will resend draft sections for WAC review

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 and Land Surveying, P.C.

cc: Consultant Team, Comprehensive Plan Update Committee, Town File

Waterfront Advisory Committee

Name	Present
Nancy Hyde	☑
Kristi Dippel	☑
Tim Doney	X
David Powers	☑
Kevin Patchen	☑
Doug Rogers	☑
Dave Wilder	☑
James Ganter	☑
Mike Hooson	☑
Robert Riddoch	☑
Ron Duford	☑

Consultant Team and Support

Name	Affiliation	Present
Jen Ceponis, Project Lead	M.J. Engineering	☑
Melia Hema	M.J. Engineering	☑
Peter Zimmer	Department of State	X