



Town and Village of
Clayton



LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

WATERFRONT ADVISORY COMMITTEE (WAC)

MEETING #5

July 8, 2026

Virtual (via Zoom)





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



Agenda

- 01** Welcome and Schedule Update
- 02** NYSDOS Resiliency Training
- 03** Proposed LWRP Project Discussion
- 04** Local Consistency Law
- 05** Next Steps



Waterfront Advisory Committee (WAC)

Nancy Hyde, Mayor of the Village of Clayton

Kristi Dippel, Clayton Local Development Corp.

Tim Doney, Supervisor of the Town of Clayton

David Powers, Village of Clayton

Dave Wilder, Village of Clayton

Kevin Patchen, Town of Clayton Councilman

Doug Rogers, Joint Planning Board

James Ganter, Clayton Local Development Corp.

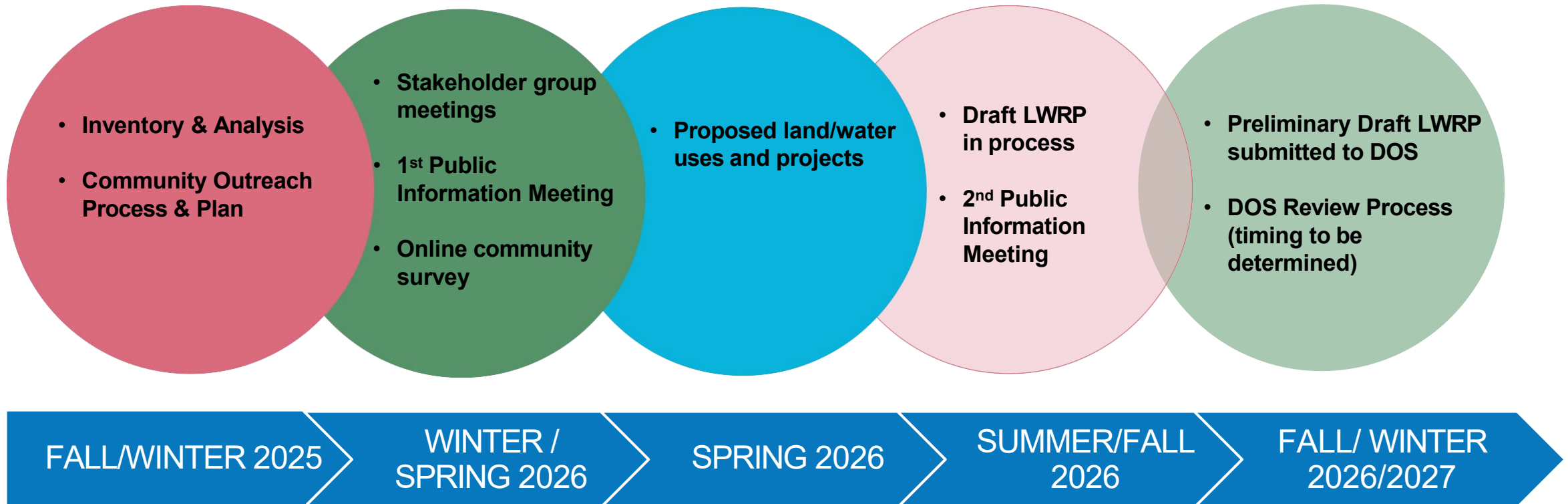
Mike Hooson, Clayton Chamber of Commerce

Robert Riddoch, Village of Clayton Trustee

Ron Duford, Village of Clayton Trustee



Project & LWRP Schedule Update



**WAC Meetings will generally be once every other month (virtual)*



LWRP Program Overview cont.



Circular nature to LWRP; one section helps form the next



LWRP Components

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)



03

NYSDOS Resiliency Training





Department of State
Planning, Development
& Community Infrastructure

WATERFRONT ADVISORY COMMITTEE RESILIENCY PRIMER TOWN AND VILLAGE OF CLAYTON



MICHAEL BOCCUZZI, CIRCUIT RIDER

JULY 8, 2026

PRESENTATION PURPOSE

- Introduction to the Resilience & Community Infrastructure (RCI) unit and how it can assist with planning
- Resilience definition
- How to consider resilience in planning process
- Resiliency Principles
- Contact and resource information



CONSIDERING RESILIENCE

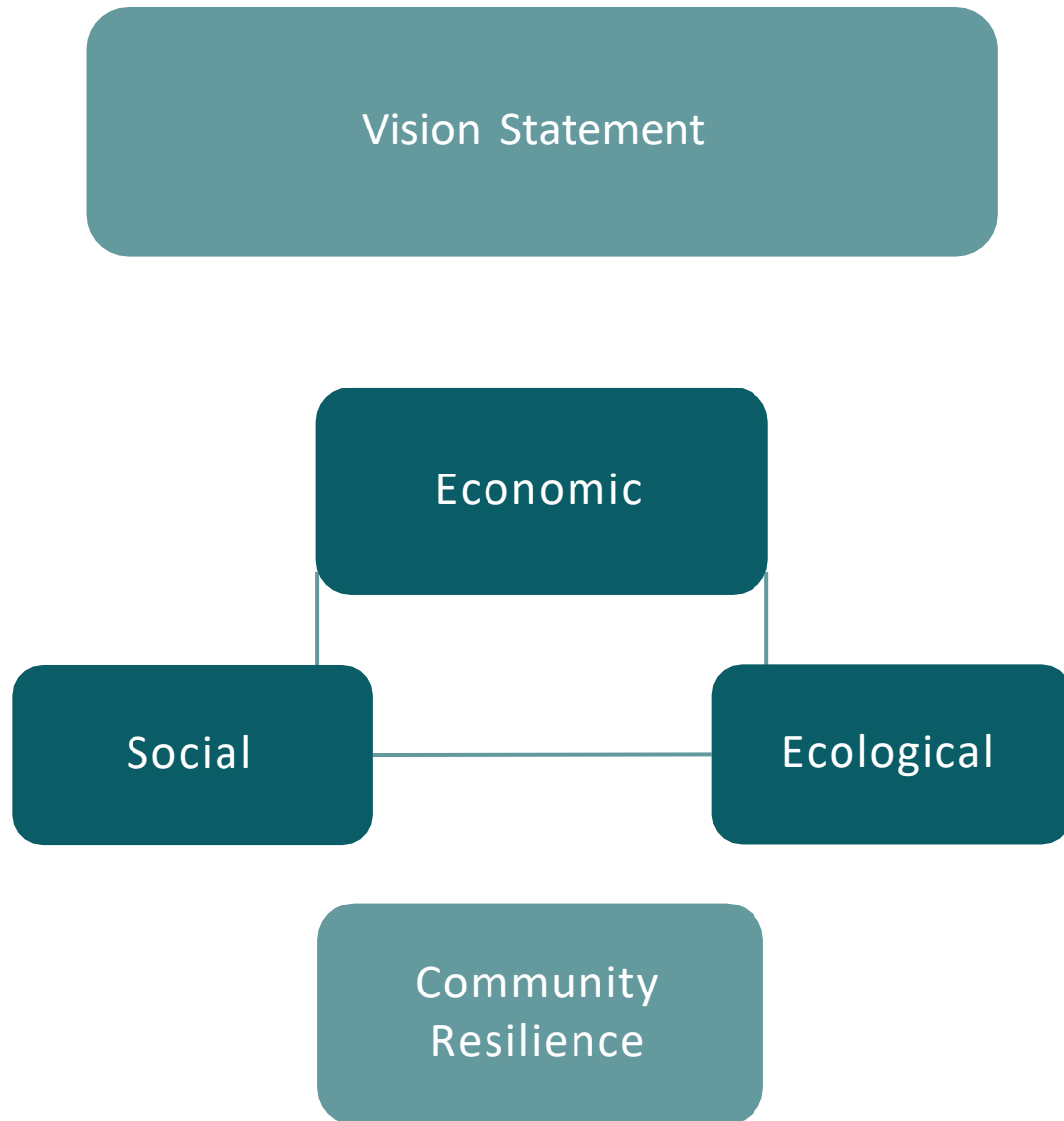


“Resilience is the capacity for a community and its ecosystem to withstand extreme events and other forces or risks; quickly recover the interconnected social, economic and ecological systems’ structure and function in the aftermath of a disaster; and develop ongoing adaptability to rapidly changing environmental conditions and forces.”

NY Coastal Management Plan (CMP)



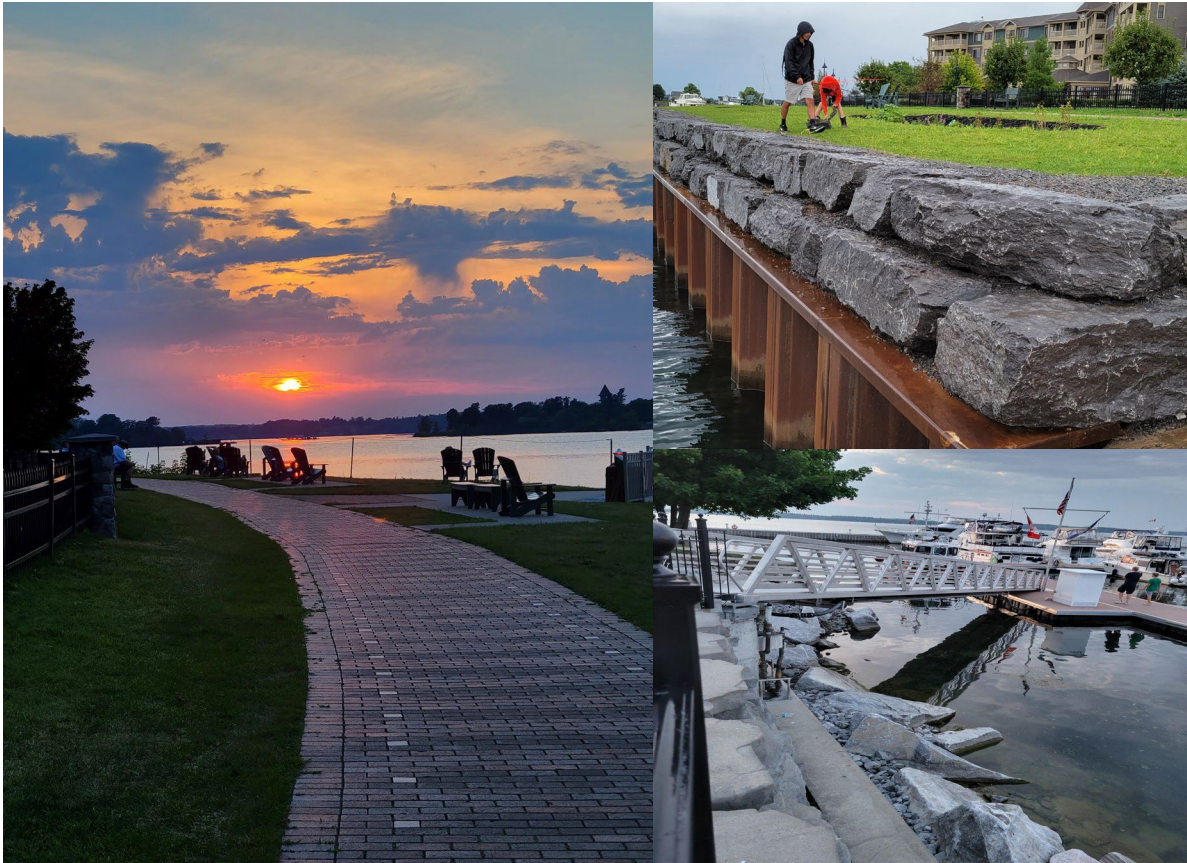
DEVELOPING A LOCAL VISION



- What is important to our community?
- How can our LWRP incorporate resilience to protect those important things?

WHY DO WE NEED TO BE MORE RESILIENT?

Protect Investments



Help Your Community Thrive Alongside Change



RESILIENCE PRINCIPLES

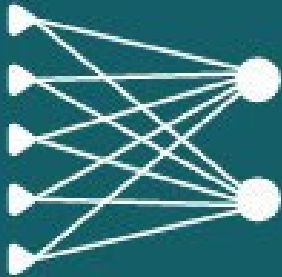


RESILIENCE PRINCIPLES

**RISK:
KNOW IT, AVOID IT,
REDUCE IT.**



**MAINTAIN
CAPACITY TO
ADAPT**



**MULTIPLE
BENEFITS FROM
ONE MEASURE**



**LET NATURE
DO THE WORK**



**STACK
RESILIENCY
MEASURES**



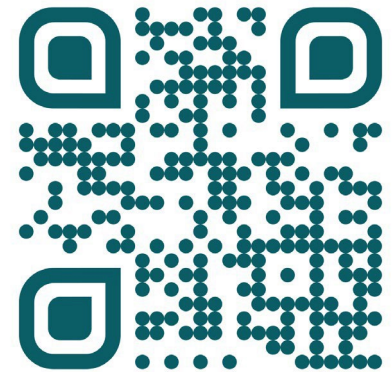
**SHARE COSTS
AND BENEFITS
EQUITABLY**



**MAKE INCLUSIVE
& TRANSPARENT
DECISIONS**



Fundamental Guidance to inform planning and projects that foster actions that are adaptable, equitable, and compatible with the natural environment and consider long-term impacts.



dos.ny.gov/resilience-principles

RISK: KNOW IT, AVOID IT, REDUCE IT



- **Know your Risks** → Use the best available, hazard maps and local knowledge.
- **Avoid risk where you can** → Smart land use keeps people and assets out of harm's way.
- **Reduce unavoidable risk** → Manage vulnerabilities with a range of measures.

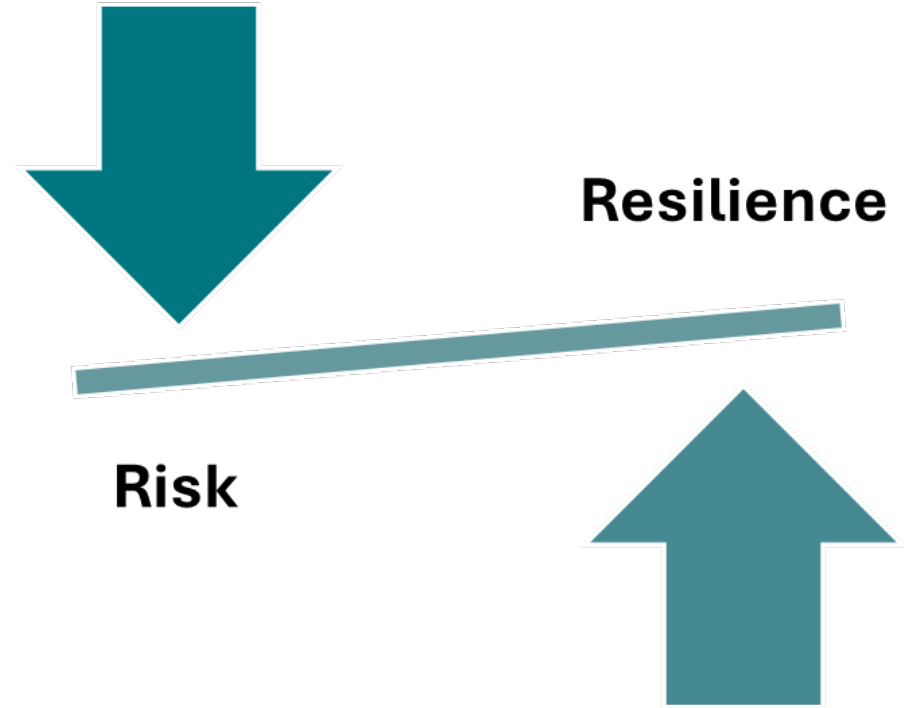
RISK

What is Risk?

- The chance that an asset will be damaged or destroyed
- We increase resilience by decreasing risk

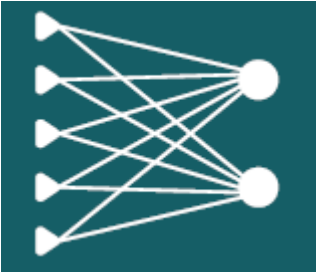
Risk Assessments

- Flexible enough for a wide variety of communities
- Fosters discussion in committees and public meetings
- Increases local understanding of risk
- Builds support for actions through community participation



**RISK = LIKELIHOOD OF OCCURRENCE X
MAGNITUDE OF IMPACTS**

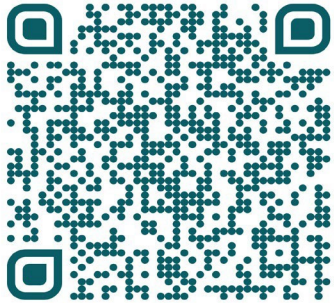
MAINTAIN THE CAPACITY TO ADAPT



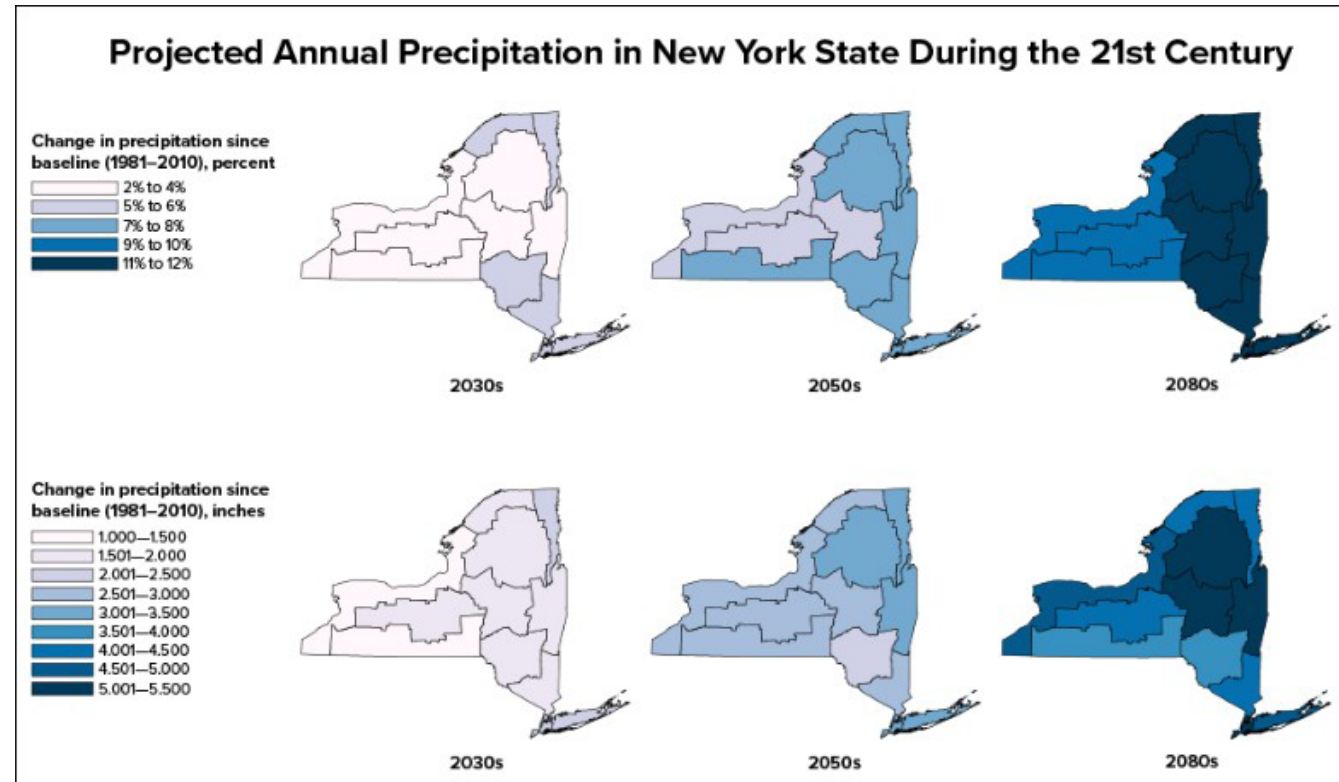
Ensure projects or plans are adaptable to future conditions

Scenario Planning Exercises:

- Consider different timeframes
- Looks at multiple mapping predictions and compare economic, social, ecological outcomes



[Precipitation – New York State Climate Impacts Assessment](#)



SEEK SOLUTIONS THAT PROVIDE MULTIPLE BENEFITS



Projects and plans that provide more than one benefit tend to be more resilient.



LET NATURE WORK AND WORK WITH NATURE



Left alone or supported through restoration actions, many natural features maintain or improve in their risk reduction benefits over time and can be more cost effective.

- Streams and wetlands
- Forested areas
- No-mow areas



LET NATURE WORK AND WORK WITH NATURE



Left alone or supported through restoration actions, many natural features maintain or improve in their risk reduction benefits over time.

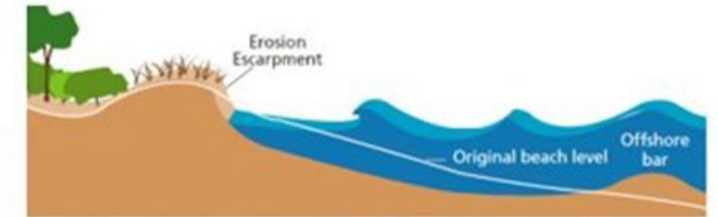
Settled weather...

Sand builds up on the beach and dunes.



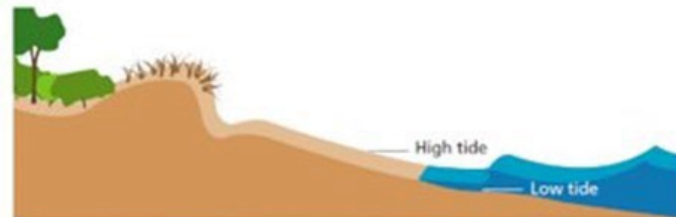
Storm Erosion...

Waves erode the beach and dune, eroded sand forms an offshore bar.



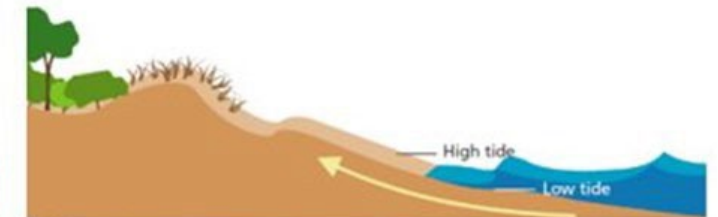
Post-storm beach recovery...

Sand moves onshore and rebuilds the beach. Dune plants grow seaward down the eroded dune face.



Post-storm dune recovery...

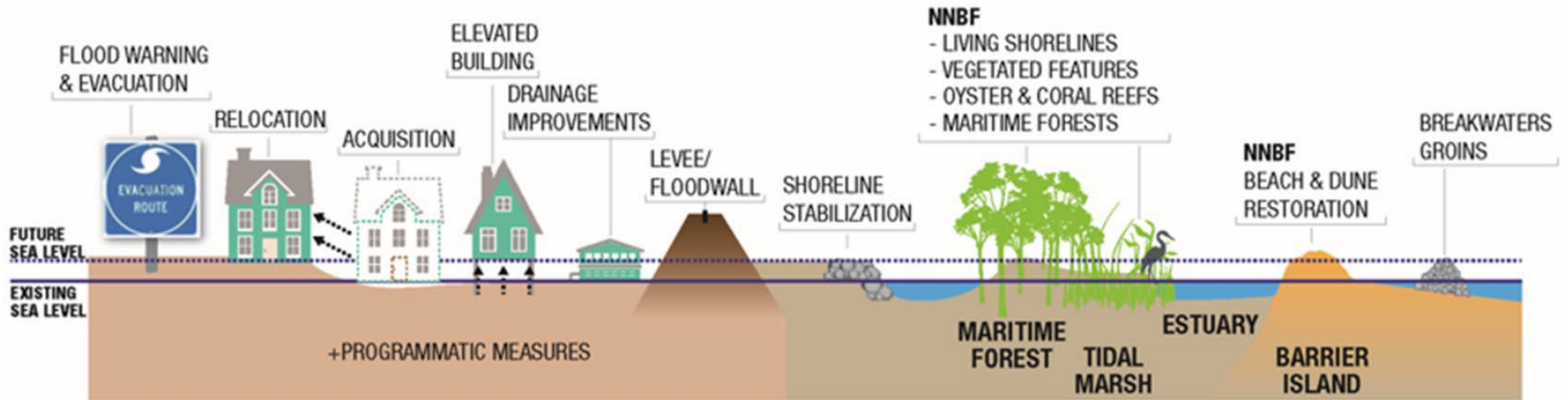
Dune plants trap sand, gradually rebuilding the dune.



STACK RESILIENCY MEASURES



- Stack different kinds of resilience measures for reliability should one measure fail.
- Risk reduction measures are not guaranteed, should strive for a layered approach



SHARE COSTS & BENEFITS EQUITABLY, DO NOT DEFER RISK



- **Costs/benefits:** Money, social or environmental impacts
- **Long-term costs/impacts:** When making decisions now, even if plans/projects are implemented in the short-term



MAKE INCLUSIVE AND TRANSPARENT DECISIONS



- Transparency, accountability and inclusivity tend to lead to **better decisions and less conflicts**
- Provide multiple opportunities and mediums for the public to be involved and provide input



**PLEASE REACH OUT WITH ANY QUESTIONS
YOU MAY HAVE ALONG THE WAY**



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Department of State

Planning, Development & Community Infrastructure

03

Proposed LWRP Project Discussion



Proposed Project Discussion

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

Village of Saranac Lake
Project Category: Waterfront Access and Amenities

I - Riverfront Park Improvements

Project Description
Implementation of the Park's Vision Plan at Riverfront Park includes improvements within and connections to Riverfront Park. Connectivity improvements include a new crosswalk at the western edge of the park (Shepard Avenue). Improvements within the park include, a shorefront concrete path, low successional shoreline plantings, kayak launch, fishing access, a proposed area of space activation (fenced play area, art exhibit, additional seating, TSD), shoreline debris removal and additional/improved amenities including, park signage, wayfinding kiosk, bike racks, picnic tables, Adirondack chairs, grills, trash receptacles, and additional plantings throughout the park for beautification.

Project Location
Located off River St. adjacent to Lake Flower DEC Boat Launch (park west of boat launch), southwest of downtown Saranac Lake. Access to Lake Flower.

Conceptual Design or Other Graphic



Village of Saranac Lake Local Waterfront Revitalization Program
SECTION IV - Proposed Land and Water Uses and Proposed Projects

Example - Project Profile Saranac Lake LWRP

LWRP Policies

- Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.
- Policy 2: Facilitate the siting of water dependent uses and facilities on or adjacent to inland waterways.
- Policy 7: Significant coastal fish and wildlife habitats will be protected, preserved, and where practical, restored to so as to maintain their viability as habitats.
- Policy 9: Expand recreational use of fish and wildlife resources in the waterfront revitalization area by increasing access to existing resources, supplementing existing stocks, and developing new resources.
- Policy 15: Protect, maintain, and increase the level and types of access to public water related recreation resources and facilities.
- Policy 20: Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly-owned shall be provided and it shall be provided in a manner compatible with adjoining uses.
- Policy 21: Water dependent and water-enhanced recreation will be encouraged and facilitated, and will be given priority over non-water-related use along the shorefront.
- Policy 22: Development when located adjacent to the shore will provide for water-related activities, and be compatible with the primary purpose of the development.
- Policy 23: Protect, enhance and restore structures, distinct, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.
- Policy 25: Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the waterfront revitalization area.

Cost Estimate for Implementing the Project
Preliminary design for Riverfront park improvements was completed as part of the Parks Vision Plan in 2018. Design elements were further refined for the LWRP.

Project Element	Approximate Costs
Final Design and Permitting	\$28,000
Site Preparation	\$0,000
Facility Construction and Furnishings	\$0,000
Mobilization, Bonds & Contingency	\$77,000
TOTAL	\$105,000

Initial Funding Sources

NYS Consolidated Funding Application grants

Village of Saranac Lake Local Waterfront Revitalization Program
SECTION IV - Proposed Land and Water Uses and Proposed Projects

Benefits

- Improve accessibility to public park
- Provide public access to lake with canoe/kayak launch and fishing access
- Enhance visitor experience through amenity improvements and park beautification
- Activation of public space
- Enhance biodiversity with and shoreline stabilization with naturalized shoreline plantings
- Water quality improvements to Lake Flower

Timeframe
Undetermined.

Regulatory Requirements
The project will require the approval of the Village of Saranac Lake and the issuance of a building permit. May require regulatory coordination with the Adirondack Park Agency (APA) and DEC.

Proposed Project Discussion

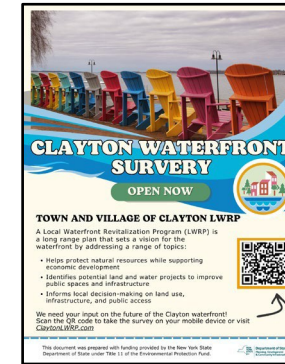
How were LWRP Projects Identified?



Discussions at WAC Meetings



Public Open House #1



Waterfront Survey



Input at Stakeholder Meetings



Professional Expertise

Proposed Project Discussion

Proposed Project Categories (updated)

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



Proposed Project Discussion

Proposed Projects Updates

- ADA sidewalks moved to Multimodal Plan
- Emphasized public restrooms in wayfinding plan and included expanded restrooms at public docks instead of including new Downtown Public Restrooms
- Removed Short-Term Rental Management
- Moved motel redevelopment strategy to “BOA Study”
- Moved some recreation-types of projects to: “Develop a Comprehensive Joint Town and Village Parks & Rec Plan”
 - Swimming area, best use of Lions Field, fishing locations, improvement to Cerow Park, etc.



Proposed Project Discussion



Proposed Projects Updates (cont.)

To be addressed in Section V Techniques for Local Implementation:

- Regional Economic Development Coordination
 - Promote existing community calendar of events to help with the coordination and communication about local and regional events.
 - Cultivate partnerships to strengthen area as a regional destination
 - Establish committee or other group to meet regularly
- French Creek Wildlife Area Bridge Replacement (DEC property)
 - 2 bridges are currently missing (Bevins Rd and southernmost bridge in park)
- Grab-and-Go Dining
 - Encourage new dining options that provide quick service or grab-and-go options

Proposed Project Discussion



Infrastructure & Resilience

- Upgrade Clayton Village Office Building to Be More Resilient
 - Create a community cooling center
 - Invest in energy efficiency upgrades to the Clayton Village Office Building to better serve the public
- Create a Green Streets Program in the Village of Clayton
 - Identify stormwater management best practices to integrate into local street projects to reduce pollutant runoff into the St. Lawrence River
 - Develop a tree planting plan to expand tree canopy to enhance the pedestrian environment and improve drainage

Proposed Project Discussion



Infrastructure & Resilience (cont.)

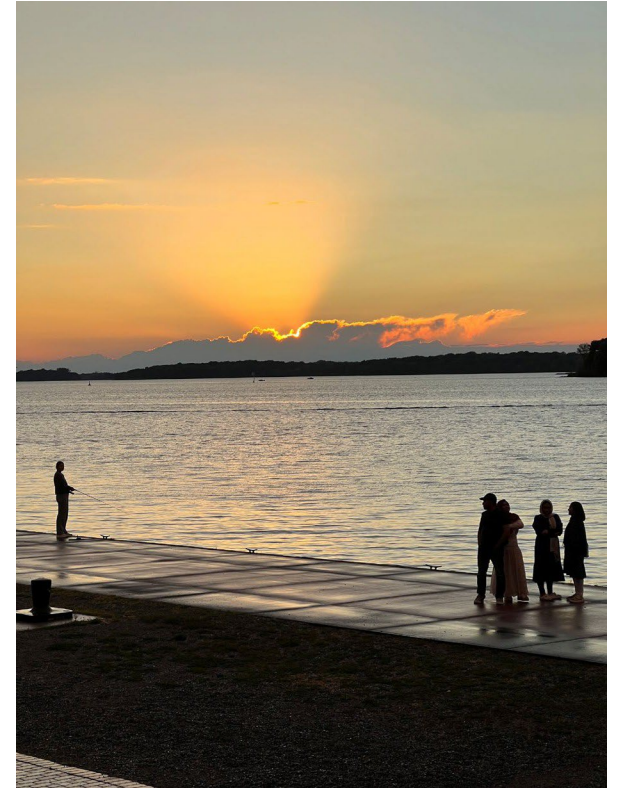
- Reconstruct French Creek Bridge (Rte 12E) to Accommodate Walking, Bicycling, and Fishing Access
 - Reconstruct French Creek Bridge (Rte 12E) and create walking trails underneath
 - Widen opening of French Creek
 - Include fishing access
- Restore and Modernize Clayton Opera House
 - Invest in restoration of historic features of Clayton Opera House
 - Modernize and improve energy-efficiency
- Public Dock Infrastructure Assessment
 - An analysis to assess the changing needs of the community and how the public dock infrastructure can accommodate (i.e. breakwater systems, boat slip capacity, etc.)



Proposed Project Discussion

Public Space & Recreation

- Install an Accessible Kayak Launch
 - Identify Town-and Village-owned locations suitable for a kayak launch
- Develop a French Creek Blue Way Trail
 - Designate a route/area for kayakers to reduce conflicts with heavy boating areas
- Create a Waterfront Diving Access Point
 - Identify location for diving platform/raft
 - Assess suitability of Frink Park for installation of a diving platform/raft on east end of Frink Park or Town docks near Harbor Hotel
 - Install signage about nearby shipwrecks and scuba diving to educate public



Proposed Project Discussion



Public Space & Recreation (cont.)

- Develop a Comprehensive Joint Town and Village Parks and Recreation Plan
 - Create a comprehensive, long-range strategy to assess park and recreation needs in the Town and Village of Clayton and identify steps to enhance recreation assets and improve access and connectivity between recreation assets and the waterfront.
 - Evaluate the best use of Lions Field & Parking Lot Site for the community
 - Examine feasibility of Riverfront Swimming Area
 - Study feasibility of creating a shallow beach (areas mentioned by public – south of Clayton Harbor municipal marina, Centennial Park, Washington Island/Causeway)
 - Identify new recreation opportunities for families with small children
 - Explore potential improvements to the Cerow Recreation Park Complex:
 - Enhance or improve park pavilion
 - Assess feasibility of splash pad
 - Connect trails to downtown / waterfront
 - Designate locations for fishing and a fishing pier

Proposed Project Discussion

Public Space & Recreation (cont.)

- Create a Dog Park
 - Identify area for a public dog park within the WRA
- Expand Public Restrooms at the Clayton Town Marina
 - Add public restrooms and wayfinding signage



Proposed Project Discussion



Accessibility & Connectivity

- Develop a Comprehensive Wayfinding Plan
 - Identify key recreation, waterfront, historical and cultural resources, parking and other attractions and destinations
 - Install wayfinding and interpretive signage Street side and water facing (including Blue Way Trail, Grindstone Island) to better guide residents and visitors to key destinations
 - Develop map and app to help visitors find key destinations
- Enhance Gateways into Clayton Waterfront Area
 - Create a water-facing gateway to Clayton to help guide visitors arriving by boat
 - Improve gateways on local streets to Waterfront Area with aesthetic improvements, including on:
 - James Street
 - Graves / Webb Street
 - Riverwalk (water-facing)



Proposed Project Discussion

Accessibility & Connectivity (cont.)

- Develop a Downtown Parking & Circulation Management Plan
 - Inventory and assess parking supply and utilization for private vehicles and boat trailers
 - Identify satellite parking areas for events
 - Improve signage of public parking areas and directional signage for parking and major destinations (coordinate with wayfinding and signage plan)
 - Identify and sign pedestrian connections / walking routes between parking and destinations
 - Explore the potential for a shuttle between satellite parking areas and waterfront and potential for partners



Proposed Project Discussion

Accessibility & Connectivity (cont.)

- Connect and Enhance the Sissy Danforth Rivergate Trail
 - Develop a plan to install and replace sidewalks to be ADA-compliant
 - Connect and extend existing trails and walking paths, including the Riverwalk and Sissy Danforth Rivergate Trail
 - Study the Route 12 and 12E Corridors to identify opportunities to improve bicycle and pedestrian connections within the Village and to Alexandria Bay and Cape Vincent



Proposed Project Discussion



Accessibility & Connectivity (cont.)

- Create a Clayton Multi-Modal and Trail Network Plan
 - Develop a plan to install and replace sidewalks to be ADA-compliant
 - Connect and extend existing trails and walking paths, including the Riverwalk and Sissy Danforth Rivergate Trail
 - Study the Route 12 and 12E Corridors to identify opportunities to improve bicycle and pedestrian connections within the Village and to Alexandria Bay and Cape Vincent
- Develop a Dockless Bike Share System to Expand Access and Connectivity to Waterfront
 - Identify type and model of bike share system
 - Identify locations for bike share hubs (i.e. public parking areas, Sissy Danforth Trail, Zenda Farms)
 - Identify partnerships or business model (i.e. hotel, marina, local businesses)

Proposed Project Discussion



Natural Resources & Environment

- Upper Goose Bay Water Quality Improvement Project
 - Improve water flow to Goose Bay to improve water quality
 - Explore tidal pumps, water circulators, and aerators to improve circulation and 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 sedimentation causes and potential solutions to water-level issues in the French Creek area.

Proposed Project Discussion



Public Safety

- Install Safety Lighting in French Creek Bay
 - Improve lighting in French Creek Bay to improve safety and reduce conflicts between commercial and recreational boaters in the evening
- Expand Boater Safety Education
 - Create a brochure containing important safety information to distribute with boater registration
 - Develop website content with important boater safety information
 - Identify potential partners to:
 - Raise awareness / education about designated anchorage areas to reduce conflicts with recreational boaters (especially at night)
 - Raise awareness about scuba diving in St. Lawrence River to avoid conflicts

Proposed Project Discussion



Long-Term Community Planning

- Undertake a Brownfield Opportunity Area Study
 - A BOA will help Clayton identify underutilized properties and provide strategies on how to best use them in the future.
 - The Brownfield Opportunity Area (BOA) Program provides communities grant funding and technical assistance to develop area-wide, community-based plans to effectively redevelop brownfields and other vacant and abandoned sites, transforming them into catalytic properties that facilitate community investment and improvement.
- Motel Redevelopment and Housing Strategy
 - Evaluate redevelopment opportunities for essential housing (i.e. Alex Bay)

Proposed Project Discussion



Long-Term Community Planning

- Clayton Destination Management Plan
 - Prepare a plan for balancing the needs of local residents, community organizations, and area businesses.
 - The Destination Management Plan would evaluate tourism assets and attractions, understand who visits Clayton and why, the contribution of tourism to the local economy, and the impact of tourism on local infrastructure, transportation and accessibility, and resources.
 - Create a strategic road map that focuses on improving relationships between visitors, the industries that serve them, the community that hosts them, and the environment.

Discussion and DOS Next Steps



04

Local Consistency Law

(Appendix to LWRP)



Local Consistency Law



Introduction to Local Consistency Review Law

- Each municipality with an approved LWRP is required to have a Local Consistency Review Law to implement the LWRP
- The Local Consistency Review Law includes the coastal policies as the regulatory basis for determining what is consistent and uses a Waterfront Assessment Form (WAF)
- WAF is a checklist for gathering information about a proposed action in the WRA and determining whether it aligns with the LWRP policies.



Local Consistency Law



Introduction to Local Consistency Review Law (cont.)

- Ensures actions by local agencies will be consistent with the LWRP.
- Allows the Town to outline procedures for local consistency review of proposed actions in the WRA.
- Each municipality with an approved LWRP has a lead agency and a local official or administrator that is responsible for implementation and management of the LWRP.
 - Procedures for local consistency review of proposed actions in the WRA are established by each municipality by local law.



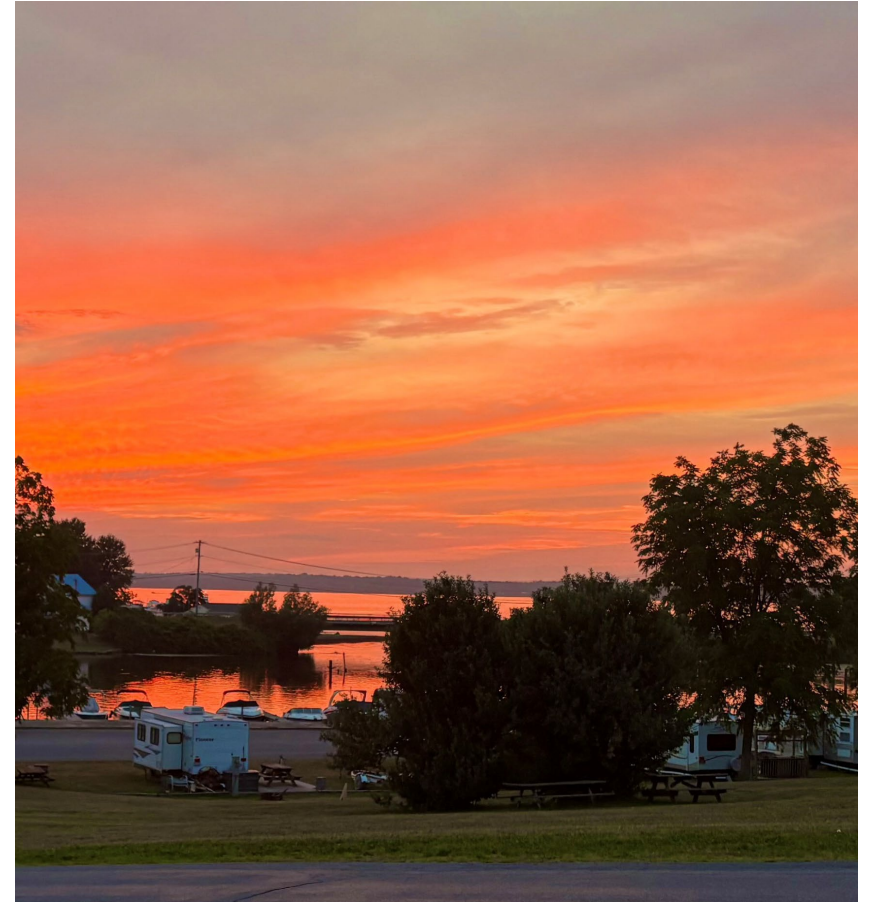
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Next Steps



Next Steps

- Continue preparation of LWRP Sections
- Next WAC Meeting (#6)—
September 9
 - Refined Proposed Projects
 - Discuss Public Workshop #2
- WAC #7 Meeting – November 11
- LWRP Project Website:
www.claytonlwrp.com



Thank you

