



Town and Village of
Clayton



LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

WATERFRONT ADVISORY COMMITTEE (WAC)

MEETING #4

May 13, 2026

Virtual (via Zoom)





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Agenda

- 01** Welcome
- 02** Public Engagement Update
- 03** Resiliency & Risk Assessment
- 04** Proposed LWRP Project Discussion
- 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.

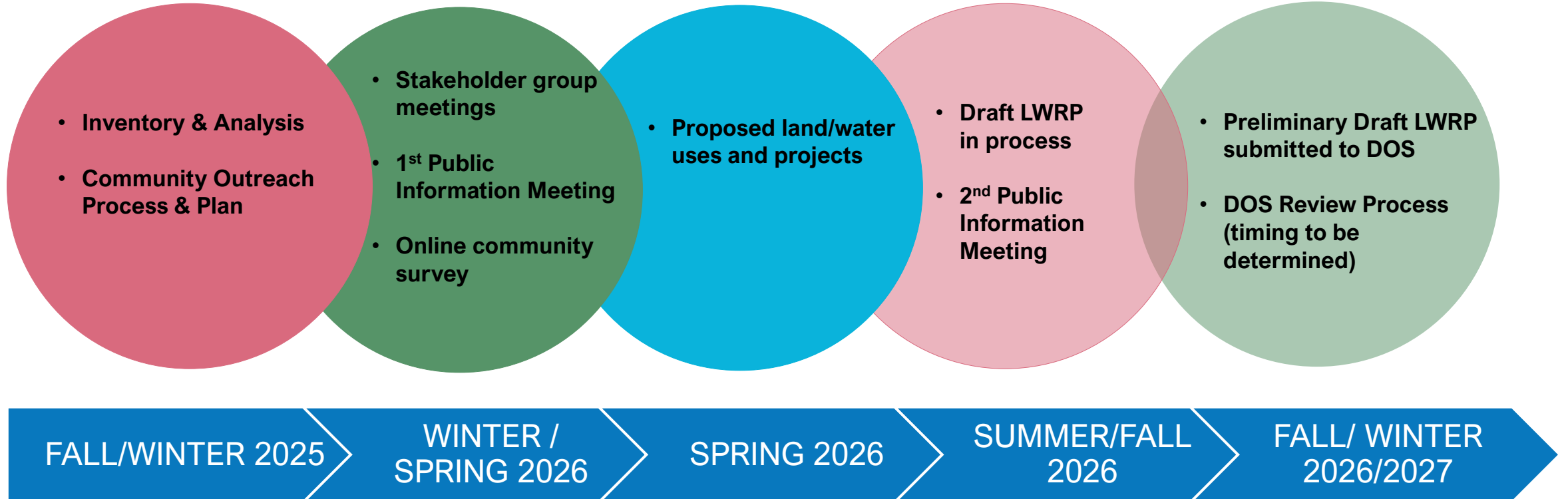
Mike Hooson, Clayton Chamber of Commerce

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)



02

Public Engagement Update



Public Engagement Update

Engagement Activities

- ✓ Public Open House #1

- ✓ Waterfront Survey

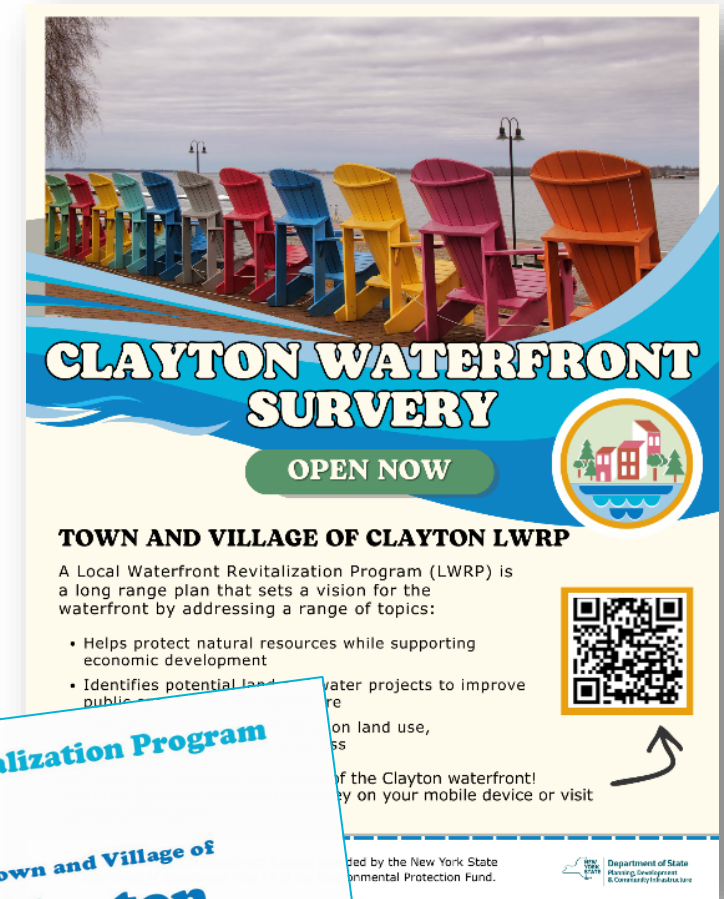
- ✓ Stakeholder Group Meetings



Public Engagement Update

Waterfront Survey

- Online via Survey Monkey
- Live from March 4, 2026 - March 25, 2026
- Publicized via email, flyer, website, Open House #1, Chamber of Commerce
- 14 Questions
- Number of Responses: 236

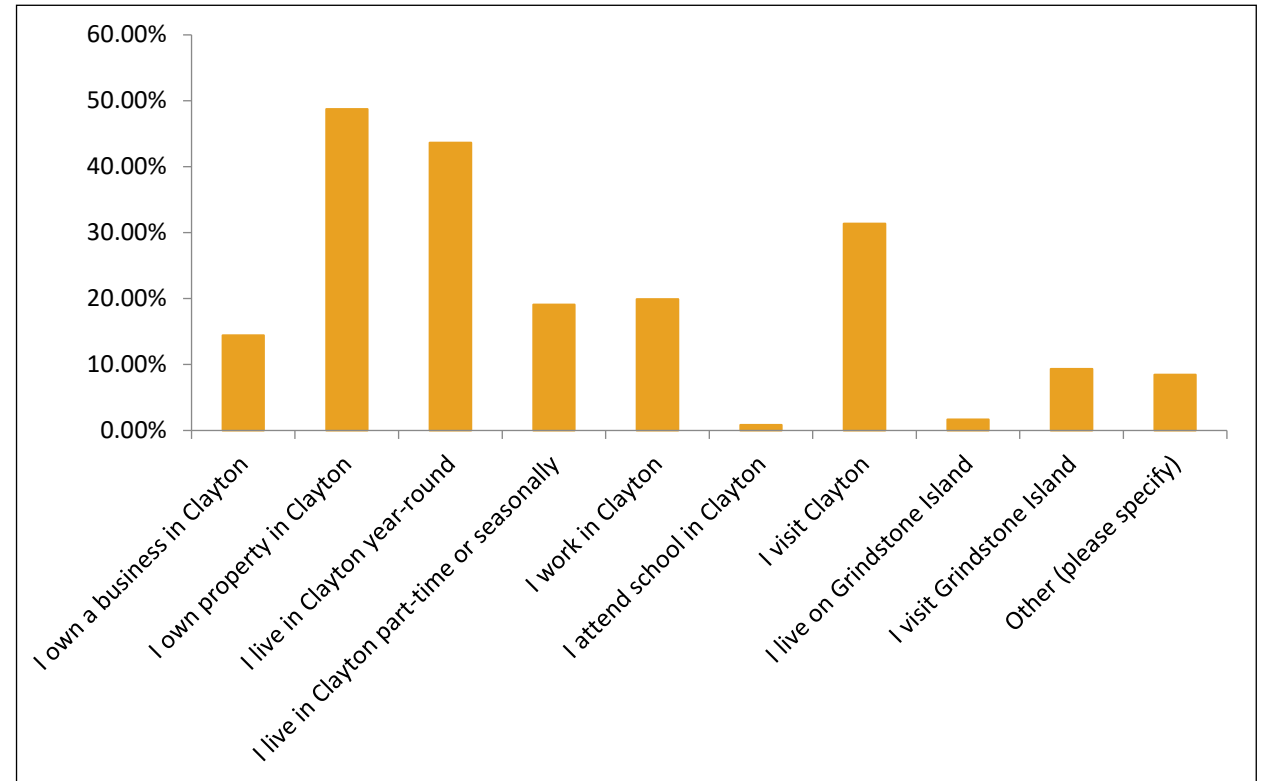


Public Engagement Update

Survey Highlights

Q1: Connection to Clayton

- Almost half of respondents (48.7%) identified as property owners in the Town or Village of Clayton.
- Year-round residents were the second most common group, representing 43.6% of respondents.
- Those who selected “Other” most often described themselves as frequent visitors or volunteers in Clayton.

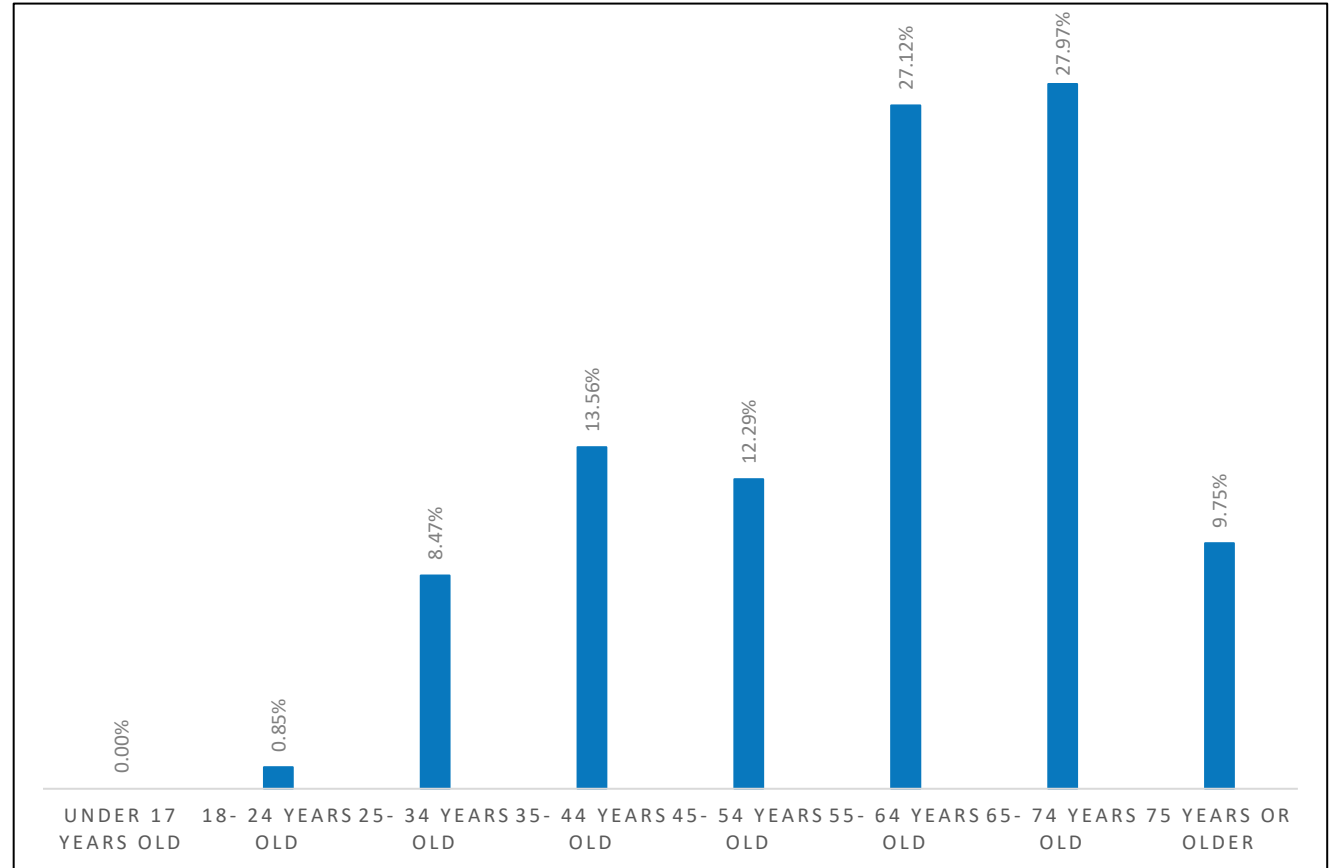


Public Engagement Update

Survey Highlights

Q3: Indicate Age

- The most common age group was 65–74 years old (27.9%), closely followed by 55–64 years old (27.1%), and then 35–44 years old (13.5%).

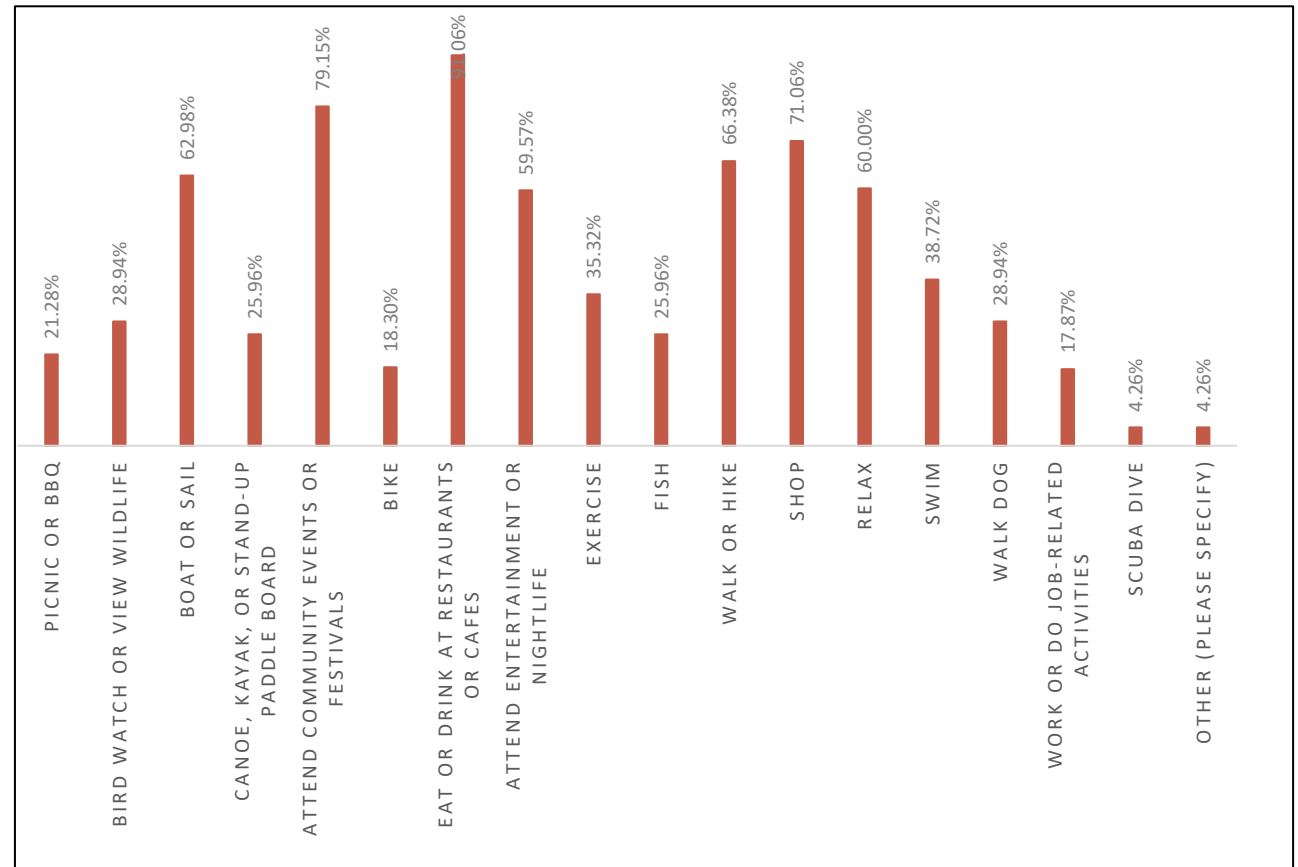


Public Engagement Update

Survey Highlights

Q6: What activities do you do at the waterfront?

- The most popular activity was eating or drinking at restaurants or cafés (91.0%).
- Attending community events or festivals was the second most popular choice (79.1%).
- Respondents identified Frink Park, Rotary Park, Riverside Drive, Clayton Marina, and French Creek as key locations for these activities.

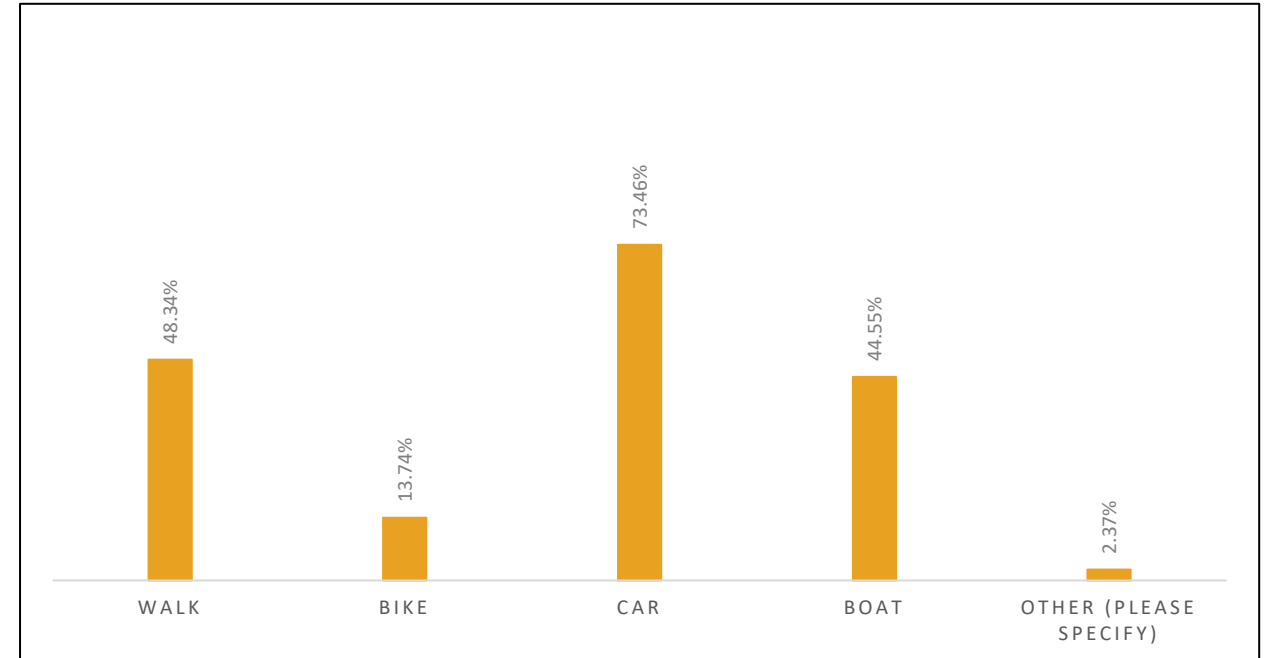


Public Engagement Update

Survey Highlights

Q9: How do you typically get to Clayton's waterfront area?

- Traveling by car was the most common way to reach waterfront areas (73.4%).
- Walking (48.3%) and boating (44.5%) were also popular options among respondents.

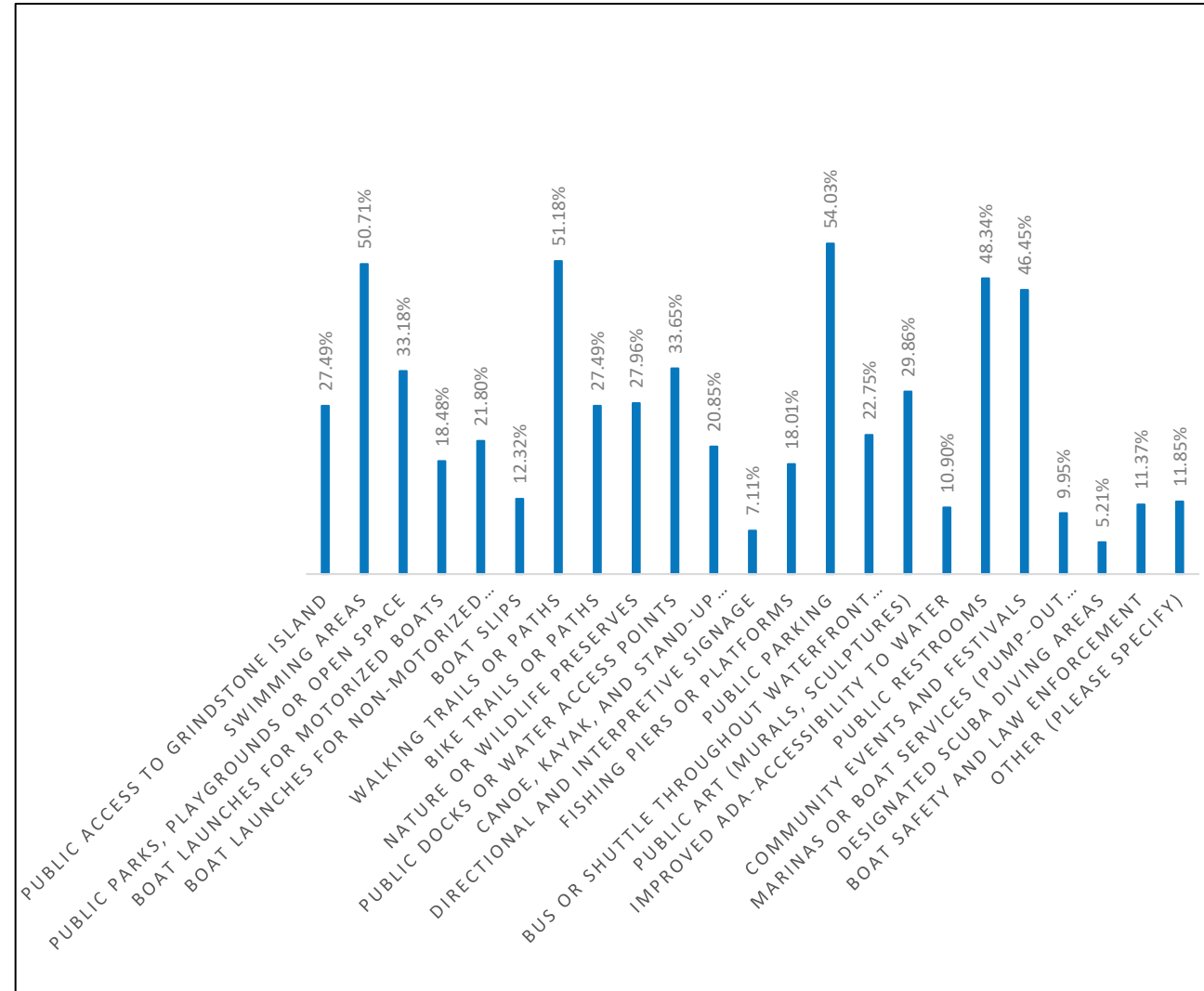


Public Engagement Update

Survey Highlights

Q10: What are additional waterfront amenities, access, or services you'd like to see?

- Public parking was the most selected option (54.0%). There was also strong support for walking trails or paths (51.1%), swimming areas (50.7%), and public restrooms (48.3%).
- Respondents that selected “Other,” suggested expanded sidewalks, increased water access in the Village, and dog parks.



Public Engagement Update



Survey Highlights



Q12: Waterfront Vision

Most responses focused on the need to preserve current ecological health and community character.

Key Themes

Development that caters to all ability levels:

- *“I’d like to see a walkable Town where people can age in place...”*

Public Access:

- *“The future of Clayton’s waterfront should center on accessible recreation, walkability, and vibrant public spaces...”*

More events and retail options:

- *“Clayton will be the go-to destination for recreation in the Thousand Island shaping the region into a sustainable future.”*

Public Engagement Update

Survey Highlights

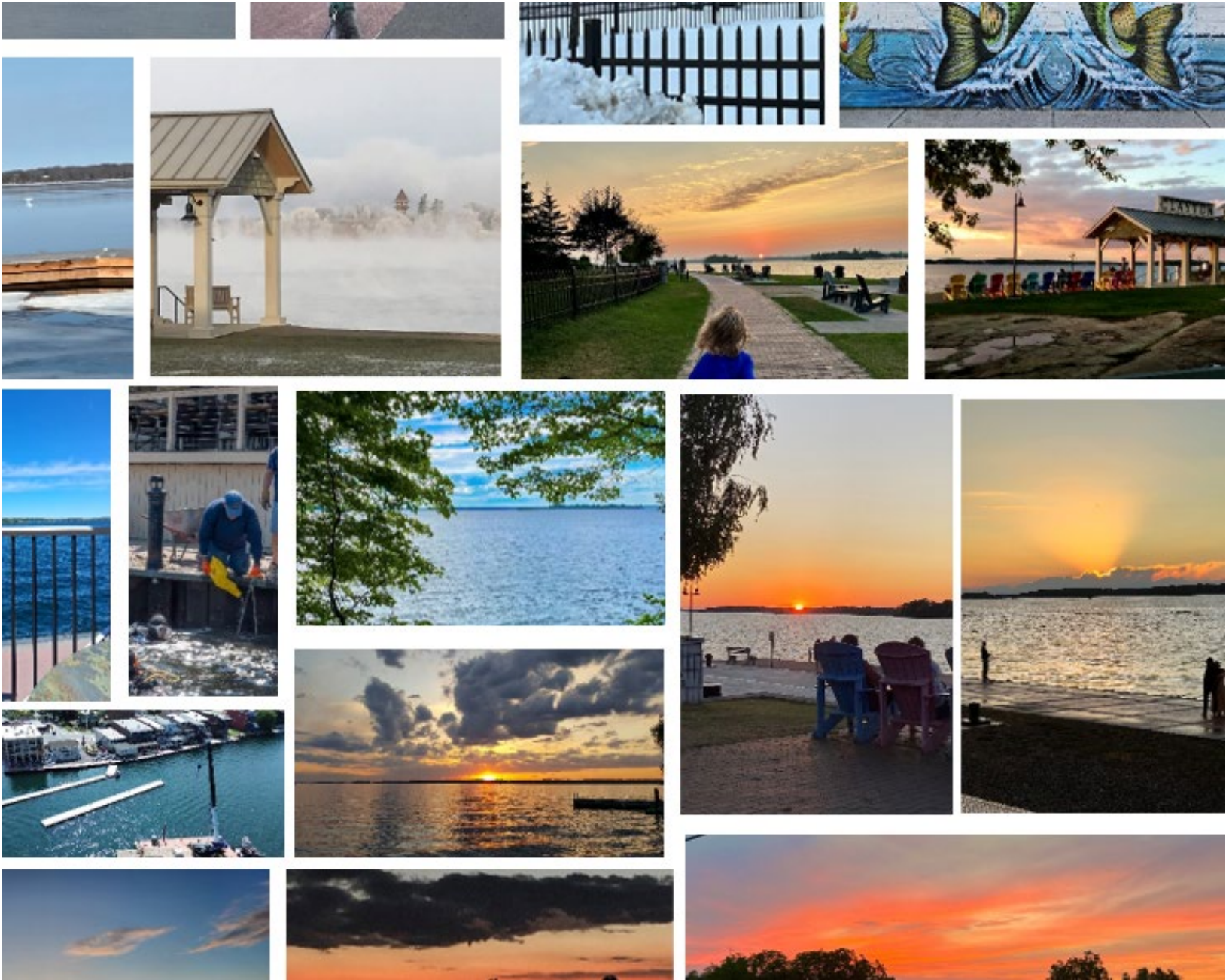
Q13: Additional Comments

Housing and affordability:

- Concern about vacation rentals

Comments on waterfront access and what development would be appropriate:

- *“Public views and access to waterfront should be paramount...”*
- *“...Maintaining and supporting a working waterfront... diversifies the local economy, provides a year-round jobs and protects against downturns in tourism cycles...”*



Public Engagement Update

Stakeholder Group Meetings

- Virtual meetings with people key knowledge in their field held on April 1, 2026 and April 2, 2026.
- Stakeholder Groups:
 - Environment & Sustainability
 - Local and Regional Partners & Community Services
 - Local Arts and History Community
 - Parks and Recreation
 - Economic Development & Business



Public Engagement Update



Stakeholder Group Meetings



Stakeholder Group Meeting Highlights

- Limited parking and congestion from traffic circulation can limit access and enjoyment of waterfront.
- Need for shared calendar among Clayton businesses and organizations to assist with coordination of events and activities.
- Increased boating traffic impacts other water recreation.
- Limited attainable housing continues to affect businesses and emergency/ first responder departments in need of employees and volunteers.
- The IDA's role is to support Clayton and other municipalities in their efforts, not to direct decision-making.



Public Engagement Update



Public Engagement Common Themes

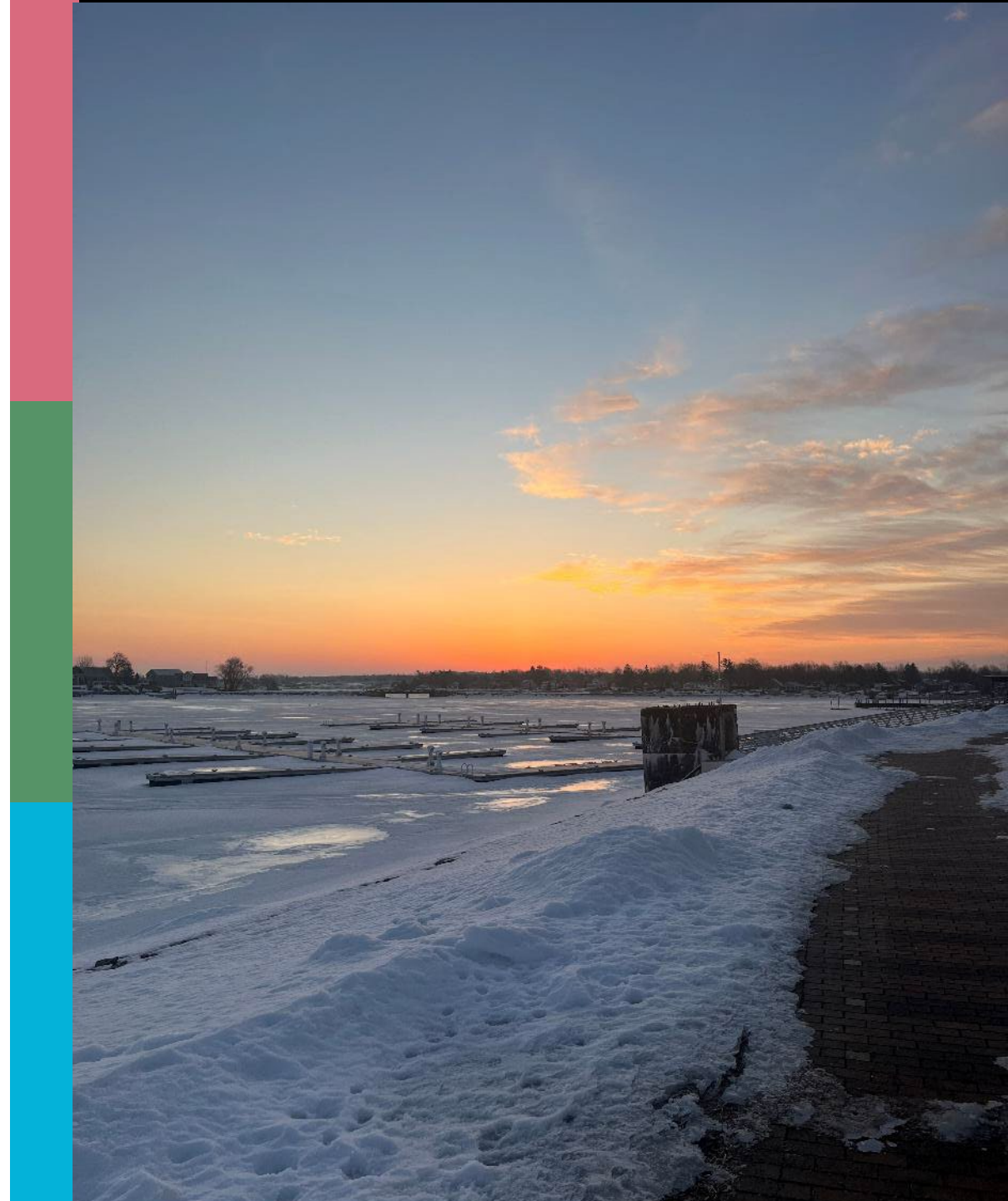


- Emphasized the importance of preserving Clayton's character while encouraging well-managed growth that supports its identity as a family-friendly, year-round destination with a working waterfront.
- Key priorities included improving walkability and connectivity along State Routes 12 and 12E through expanded bike and pedestrian infrastructure, enhancing water-based recreation access.
- Community members also highlighted the recreational value of Grindstone Island and Zenda Farms and the need for continued environmental stewardship through shoreline protection, marsh conservation, and wildlife preservation.
- Additional recommendations included expanding community events and recreational opportunities.



03

Resiliency & Risk Assessment



“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)



04

Proposed Project Discussion



Proposed Project Discussion



What's in Section IV?

- Identifies proposed land and water uses
- Potential projects to support existing and proposed land and water uses
- Discussion of the Harbor Management Plan

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



Proposed Project Discussion

What's the benefit of Section IV?

- 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, TBD), 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 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 19: 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 uses along the shorefront.
- Policy 22: Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with the primary purpose of the development.
- Policy 23: Protect, enhance and restore structures, districts, 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.

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

Project Element	Approximate Costs
Final Design and Permitting	154,000
Site Preparation	59,000
Facility Construction and Furnishings	477,000
Mobilization, Bonds & Contingency	200,000
TOTAL	\$ 870,000

Funding Sources

Anticipated 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

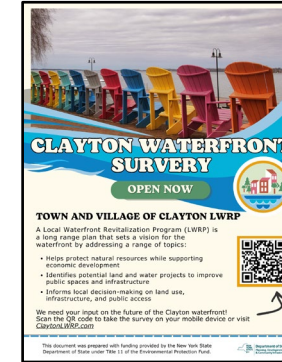
How are LWRP Projects Identified?



Discussions at WAC Meetings



Public Open House #1



Waterfront Survey



Input at Stakeholder Meetings



Professional Expertise



Proposed Project Discussion

Proposed Project Categories

- Infrastructure & Resilience
- Public Space & Recreation
- Accessibility & Connectivity
- Natural Resources & Environment
- Public Safety
- Housing & Economic Development



Proposed Project Discussion



Infrastructure & Resilience

- Upgrade Clayton Village Office Building
 - Invest in resiliency upgrades to the Clayton Village Office Building to better serve the public
- Green Streets
 - Develop Green Streets strategy to manage stormwater, and reduce pollutants into St. Lawrence River.
 - Promote green infrastructure and tree planting throughout village to improve drainage and enhance the pedestrian environment.



Proposed Project Discussion

Infrastructure & Resilience (cont.)

- Reconstruct French Creek Bridge (Rte 12E)
 - Reconstruct French Creek Bridge (Rte 12E) and create walking trails underneath
 - Widen opening of French Creek
 - Include fishing access (assess feasibility)
- Clayton Opera House Restoration & Modernization
 - Invest in restoration of historic features of Clayton Opera House
 - Modern and improve energy-efficiency



Proposed Project Discussion

Public Space & Recreation

- Clayton 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)
- French Creek Accessible kayak launch
 - Create an accessible, public kayak launch at French Creek
 - Explore partnership with French Creek Marina
- Frink Park Scuba Diving Platform
 - Discuss location for platform/raft
 - Install a diving platform/raft on east end of Frink Park or at the Harbor Hotel public docks
 - Install signage about nearby shipwrecks and scuba diving to educate public



Proposed Project Discussion

Public Space & Recreation (cont.)

- Waterfront Dog Park
 - Identify area for a public dog park in waterfront area
- French Creek Blue Way Trail
- Lions Field & Parking Lot Site Study
 - What is the best use of this part for the community?
- Identify recreation opportunities for families with small children



Proposed Project Discussion



Accessibility & Connectivity

- Comprehensive wayfinding signage system
 - Street side and water facing
- ADA-compliant sidewalks village-wide (Webb St specifically mentioned)
- Downtown Parking & Circulation Management
 - 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
 - Install directional signage for parking and major destinations (signage and wayfinding – is this needed for pedestrians?)
 - Identify pedestrian connections / walking routes between parking and destinations
 - Assess feasibility of shuttle / identify partnerships



Proposed Project Discussion



Accessibility & Connectivity (cont.)

- Connect to Sissy Danforth Rivergate Trail
 - Connect Sissy Danforth Rivergate trail to Riverwalk/ waterfront area
- Multimodal Corridor & Connections Study
 - Corridor Study of Route 12E to improve bicycle and pedestrian connections to Alexandria Bay and Cape Vincent
 - Corridor Study of Route 12 to improve bicycle and pedestrian connections within Village



Proposed Project Discussion

Accessibility & Connectivity (cont.)

- Bike Share
 - Identify partnerships or business model (i.e. hotel, marina, local businesses)
 - Station less
 - Identify locations for bikes (i.e. public parking areas, Sissy Danforth Trail, Zenda Farms)
- Downtown Public Restrooms
 - Identify location for construction of a downtown public restroom



Proposed Project Discussion

Natural Resources & Environment

- Goose Bay Water Quality
 - Improve water flow to 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 Reduction
 - Control/reduce sediment in French Creek, especially under Route 12E Bridge



Proposed Project Discussion

Public Safety

- French Creek Bay Safety Lighting
 - Improve lighting in French Creek Bay to improve safety and reduce conflicts between commercial and recreational boaters in the evening
- Boater Safety Education
 - 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

Housing & Economic Development

- Grab-and-Go Dining
 - Identify location for food truck park
 - Encourage new dining options that provide quick service or grab-and-go options
- Short-Term Rental Management
 - Monitor growing number of short-term rentals
 - Identify potential zoning, enforcement and other regulatory approaches to manage STRs and balance housing availability



Proposed Project Discussion

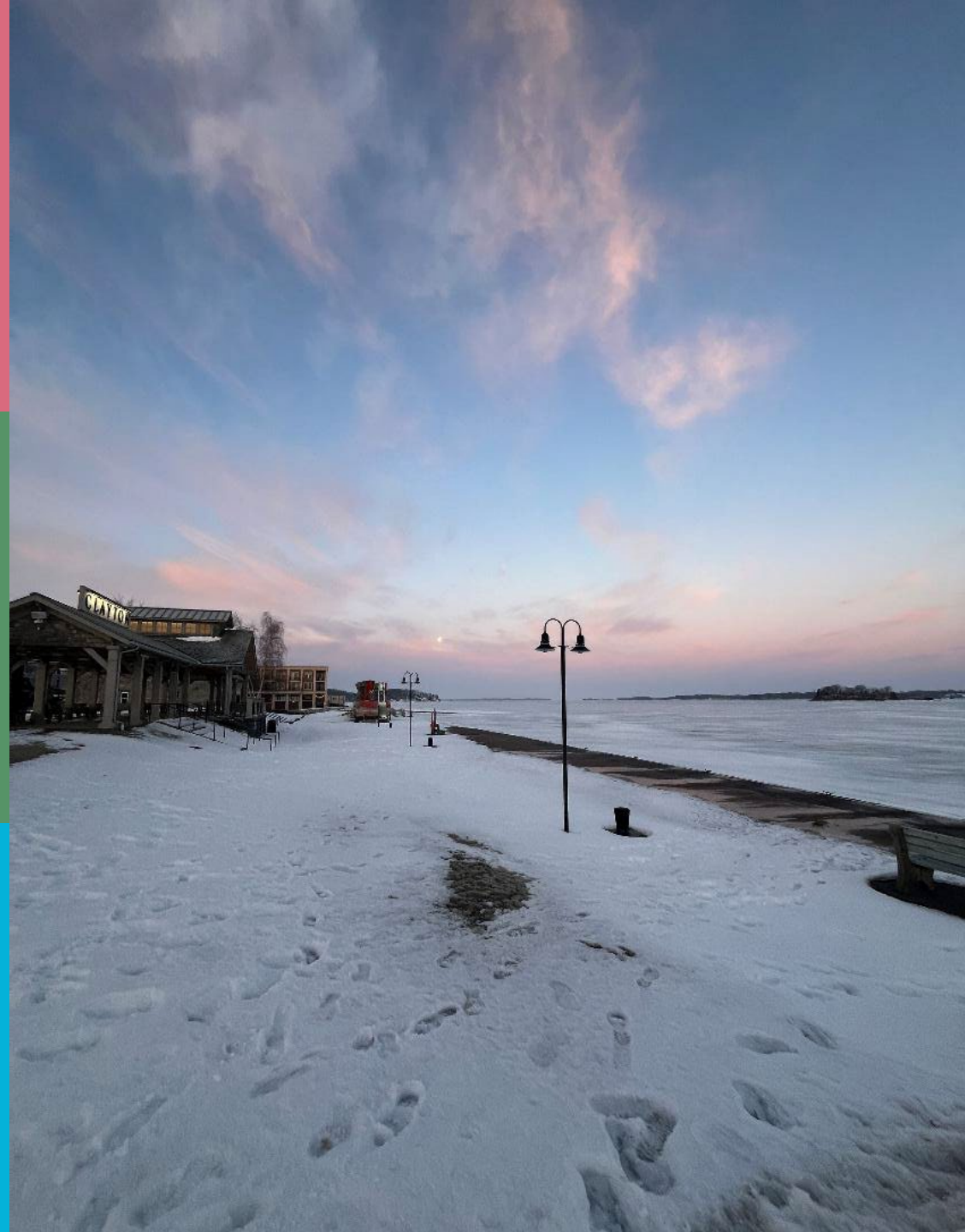
Housing & Economic Development

- Motel Redevelopment and Housing Strategy
 - Evaluate land use strategies to address underutilized motels for housing, other redevelopment for essential housing (i.e. Alex Bay)
- Regional Economic Development Coordination
 - Create a 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



05

Next Steps



Next Steps

- Continue preparation of LWRP Sections
- Next WAC Meeting (#5)–
Wednesday, July 8th (*tent.*)
 - Resiliency Training
- WAC #6 Meeting – September
 - Refined Proposed Projects
 - Discuss Public Workshop #2
- LWRP Project Website:
www.claytonlwrp.com



Thank you

