



Town and Village of
Clayton



LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

WATERFRONT ADVISORY COMMITTEE (WAC)

MEETING #2

January 14, 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 & Introductions
- 02** Project Schedule Update
- 03** Waterfront Revitalization Area Boundary Discussion
- 04** Existing Conditions Highlights
- 05** Public Engagement Strategy
- 06** Next Steps



Waterfront Advisory Committee (WAC)

Nancy Hyde, Mayor of the Village of Clayton

Krista Dippel, Clayton Local Development Corp.

Tim Doney, Supervisor of the Town of Clayton

David Powers, Village of Clayton

Dave Wilder, Village of Clayton

James Ganter, Clayton Local Development Corp.

Mike Hooson, Clayton Chamber of Commerce

Robert Riddoch, Village of Clayton Trustee

Ron Duford, Village of Clayton Trustee

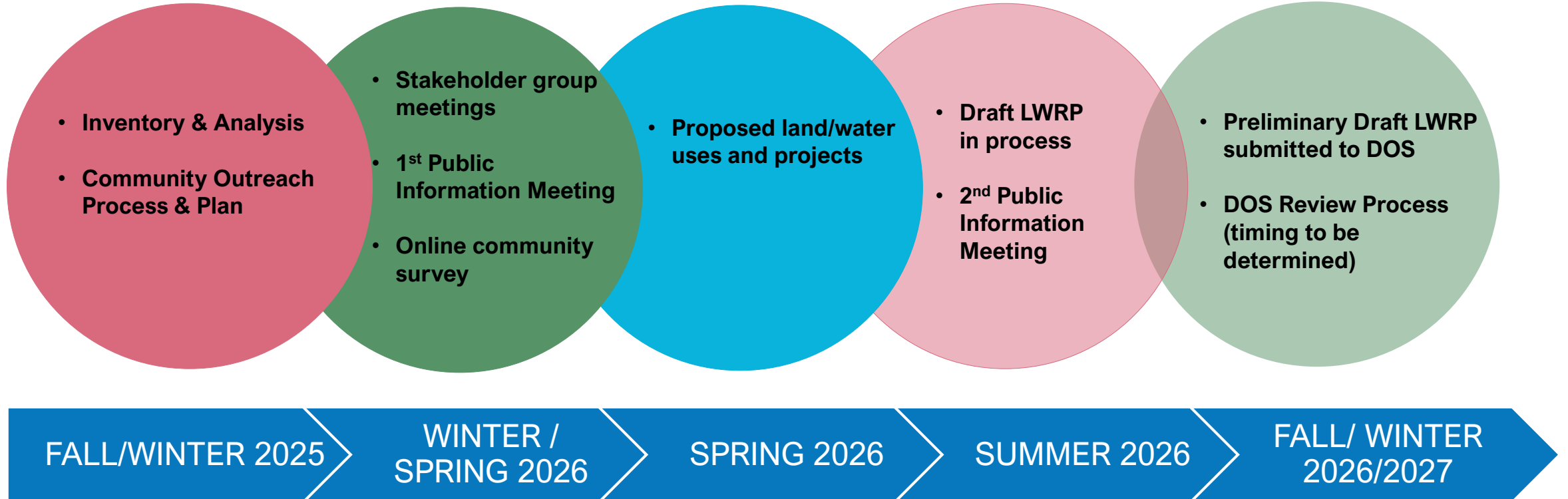


02

Project Schedule Update



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

Waterfront Revitalization Area Boundary Discussion



WRA Boundary Discussion



What is a Waterfront Revitalization Area?



- Defined in detail in Section 1 of the LWRP
- Generally, includes all areas within the municipality(ies) between the NYS Coastal Area Boundary (upland boundary) and the municipal boundary on the waterside
- The waterside boundary also serves as the Harbor Management boundary, which is incorporated into the WRA
- Encompasses adjacent shoreline and upland areas that directly influence or are influenced by waterfront conditions and activities

WRA Boundary Discussion

What it means to be within 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



WRA Boundary Discussion



Discussion Items Raised by the WAC:



- Potential impacts on property owners not currently in the WRA
- Community needs outside of the existing WRA
 - Clayton Village Office Building
 - Essential housing opportunities
 - Recreation facilities
- Local Consistency Review process

WRA Boundary Discussion

Existing Local Consistency Law – How is it working now?

- Joint Town/Village of Clayton Planning Board is responsible for coordinating review of “actions” in the WRA for consistency with the LWRP
- “Minor actions” are exempt from coordinated review (i.e. maintenance, in-kind replacement or rehabilitation, emergency actions, designation of local landmarks or their inclusion within historic districts, etc.)

WRA Boundary Discussion



Changing the Coastal Boundary

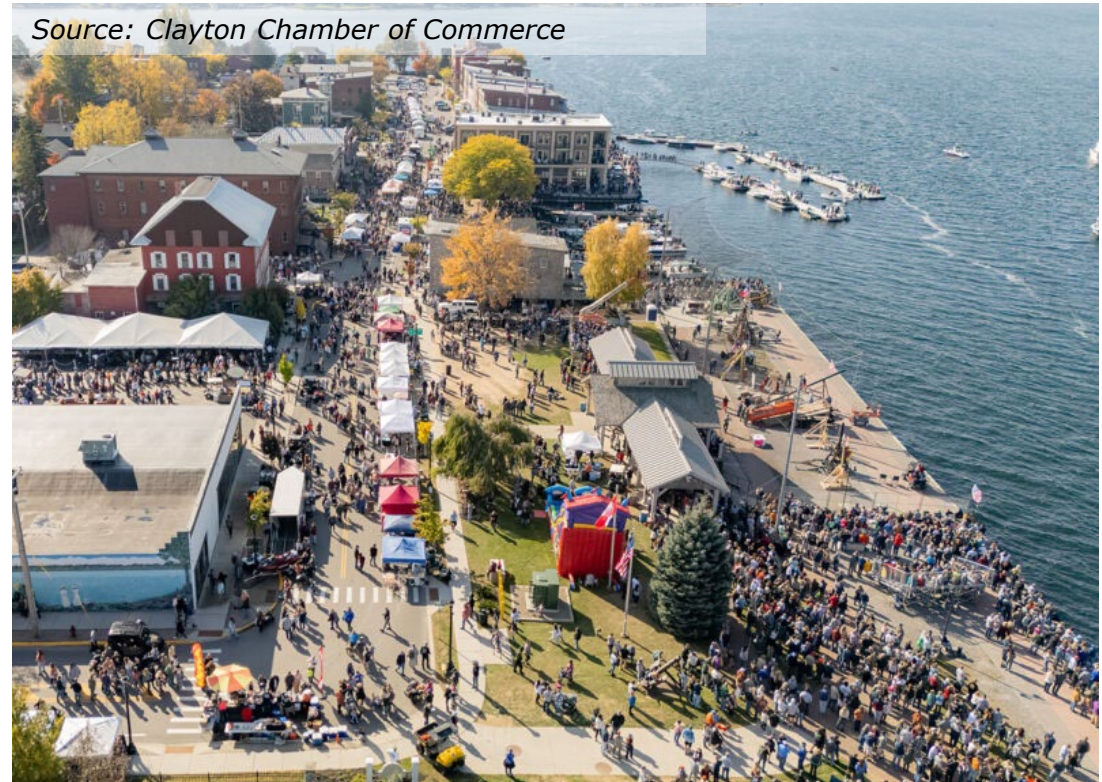


- A municipality may determine a different boundary through the LWRP process
- Change requires written justification (Section 1)
- Justification to include why the expanded area is important for inclusion in the WRA
- Must be approved by DOS

WRA Boundary Discussion

WRA Boundary cont.

- Determination of the WRA boundary should reflect the following criteria:
 - Areas that affect/ are affected by waterfront issues
 - Natural/ cultural resources with a relationship to the waterfront
 - Areas necessary for the achievement of policies in the LWRP
 - Follow recognizable natural or cultural features
 - Reflect a nexus between activities occurring in the upland portion of the WRA and the waterway



WRA Boundary Discussion



Potential Options



- Option A: Maintain existing WRA
- Option B: Extend WRA to include entire Village
- Option C: Other thoughts/ideas from WAC?

WRA Boundary Discussion

Option A: Maintain Existing WRA



WRA Boundary Discussion

Option A: Maintain existing WRA



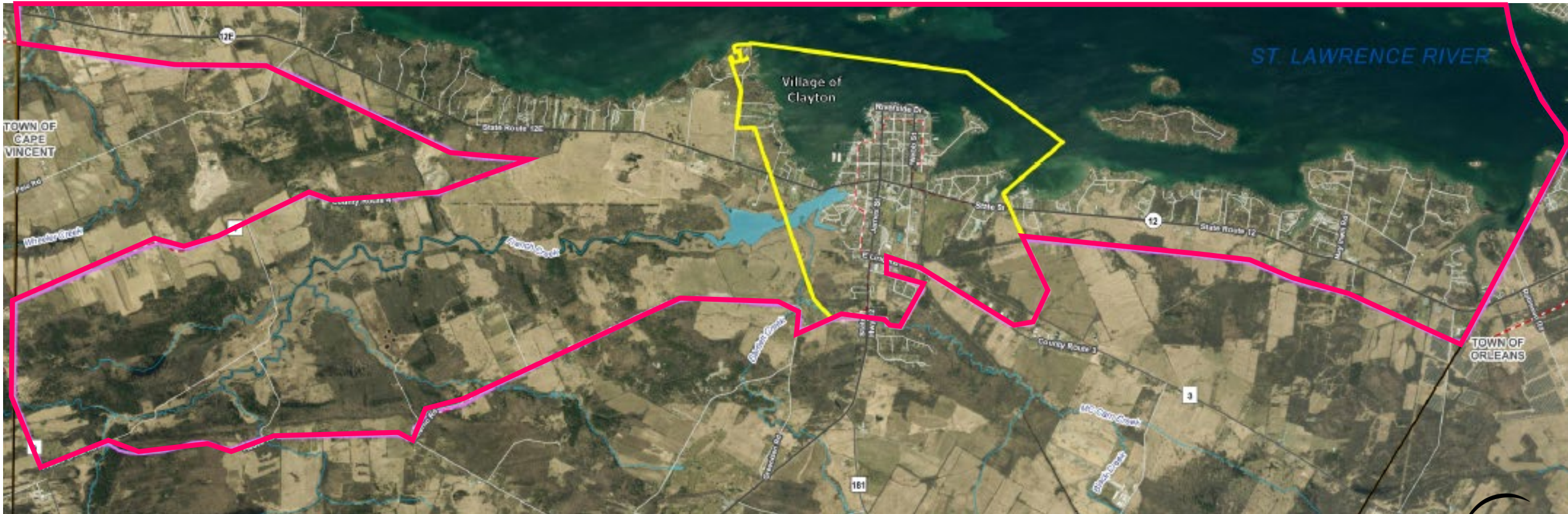
WRA Boundary Discussion

Option B: **DRAFT** - Extend WRA to include entire Village



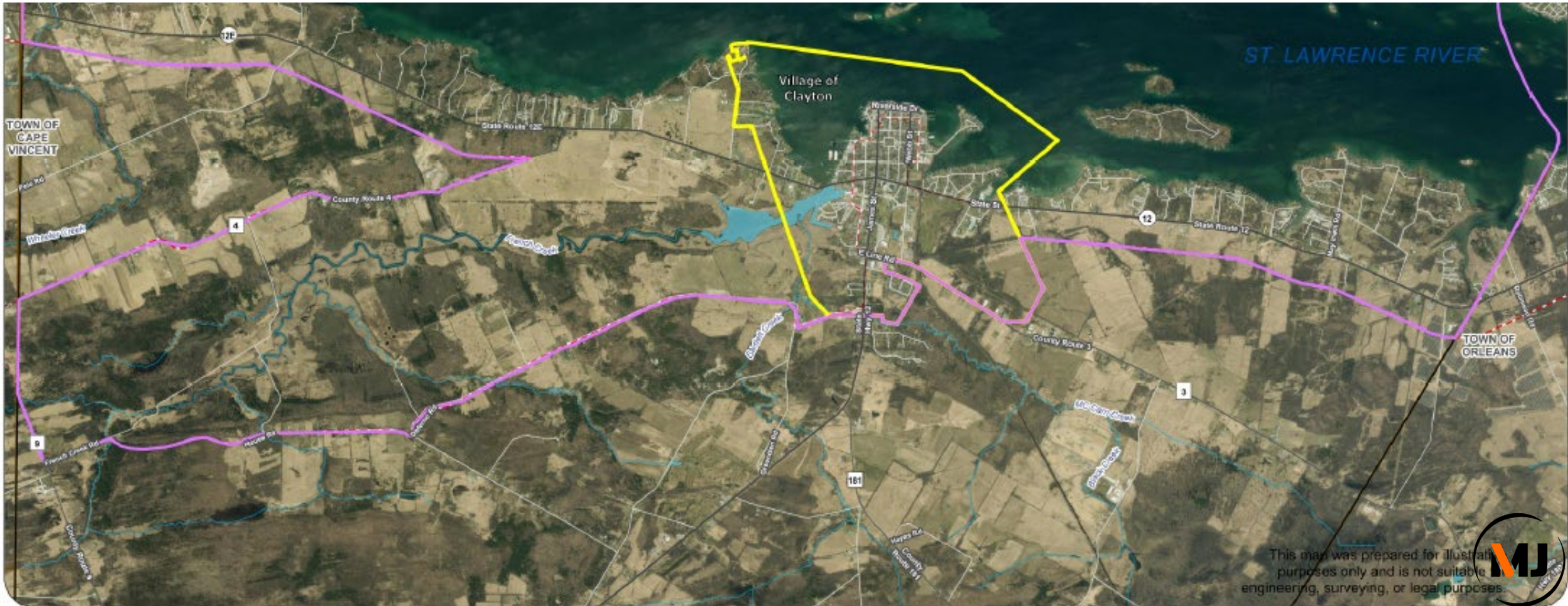
WRA Boundary Discussion

Option B: **DRAFT** - Extend WRA to include entire Village



WRA Boundary Discussion

Option C: **DRAFT** - Thoughts from WAC?



04

Section 2 - Existing Conditions Highlights



Source: Clayton Chamber of Commerce

Existing Conditions Highlights



What does Section 2 – Inventory and Analysis include?

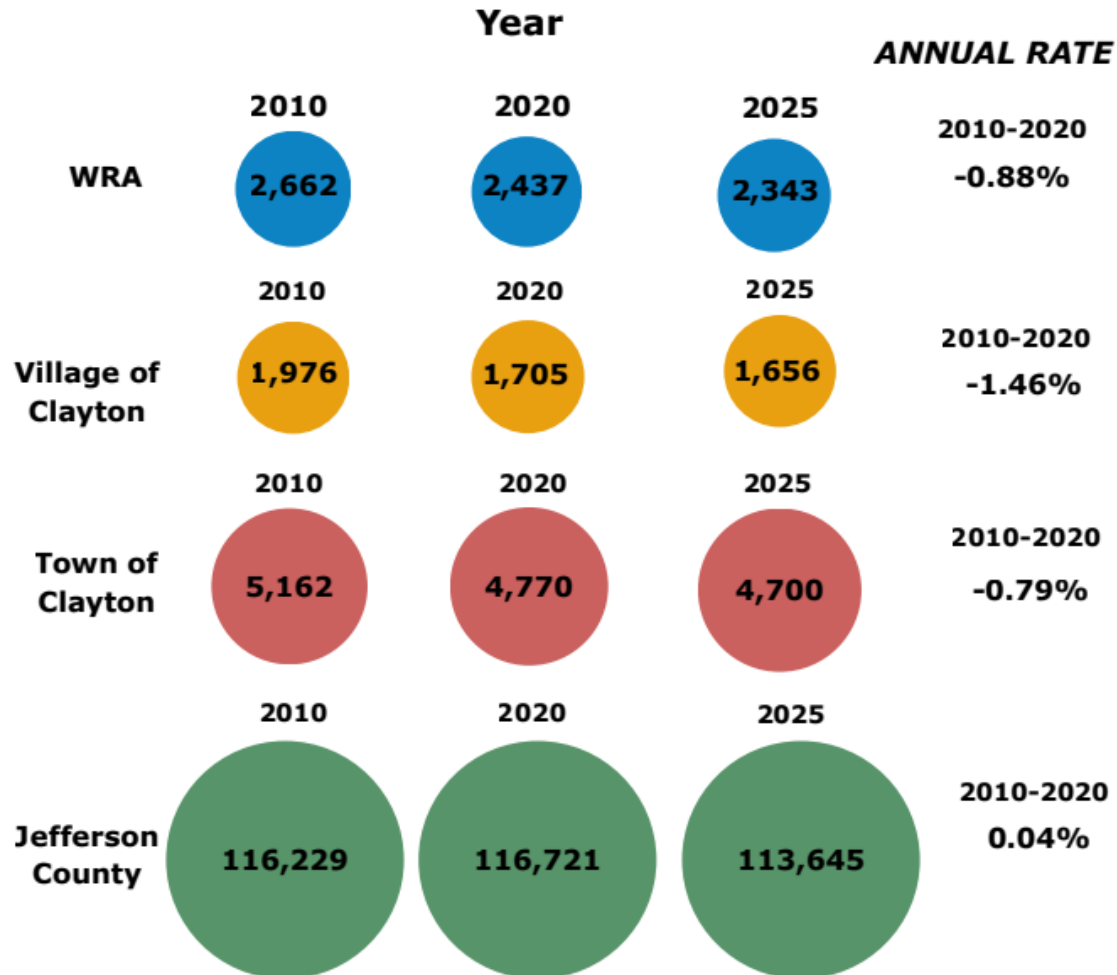


- Geographies: Jefferson County, Town of Clayton, Village of Clayton, **WRA**
- Physical setting, natural resources, existing land use and infrastructure, historic and cultural resources, socioeconomics and housing
- Data and mapping
 - Preliminary mapping will be complete upon identification of WRA
 - Presented at Public Open House #1 for feedback



Existing Conditions Highlights

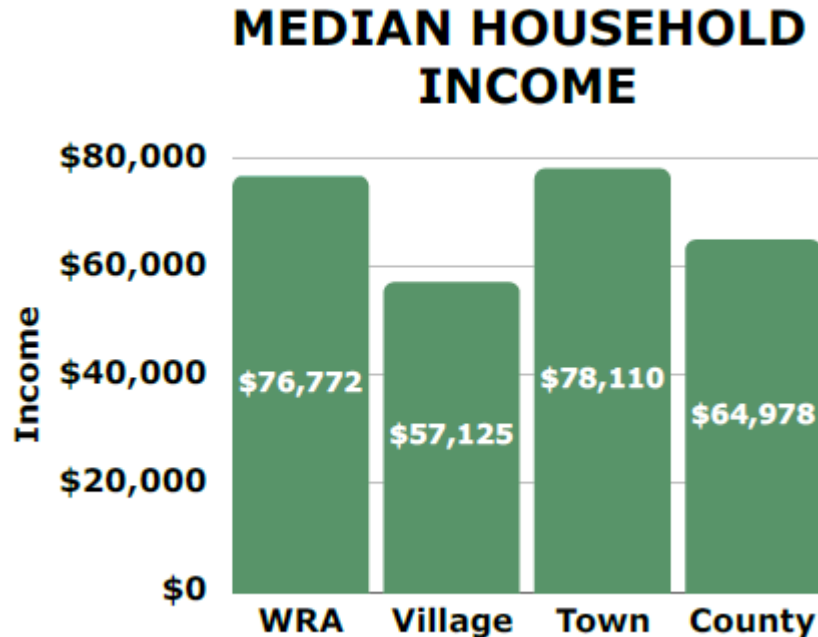
Population



- Population rates have decreased slightly over the past 15 years for the WRA, Village and Town.

Existing Conditions Highlights

Median Household Income



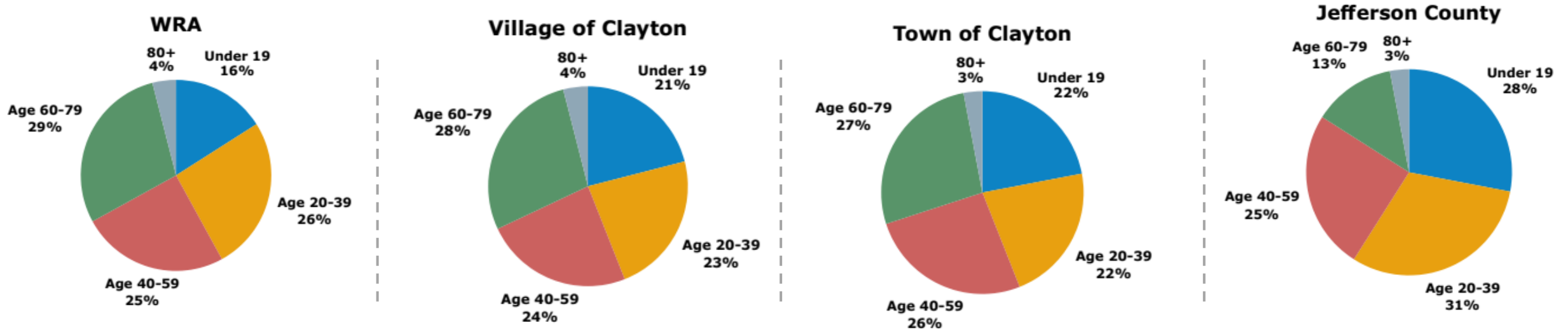
- Median household incomes are highest in the WRA and Town

Source: American Community Survey (ACS) 2025.



Existing Conditions Highlights

Age Cohorts

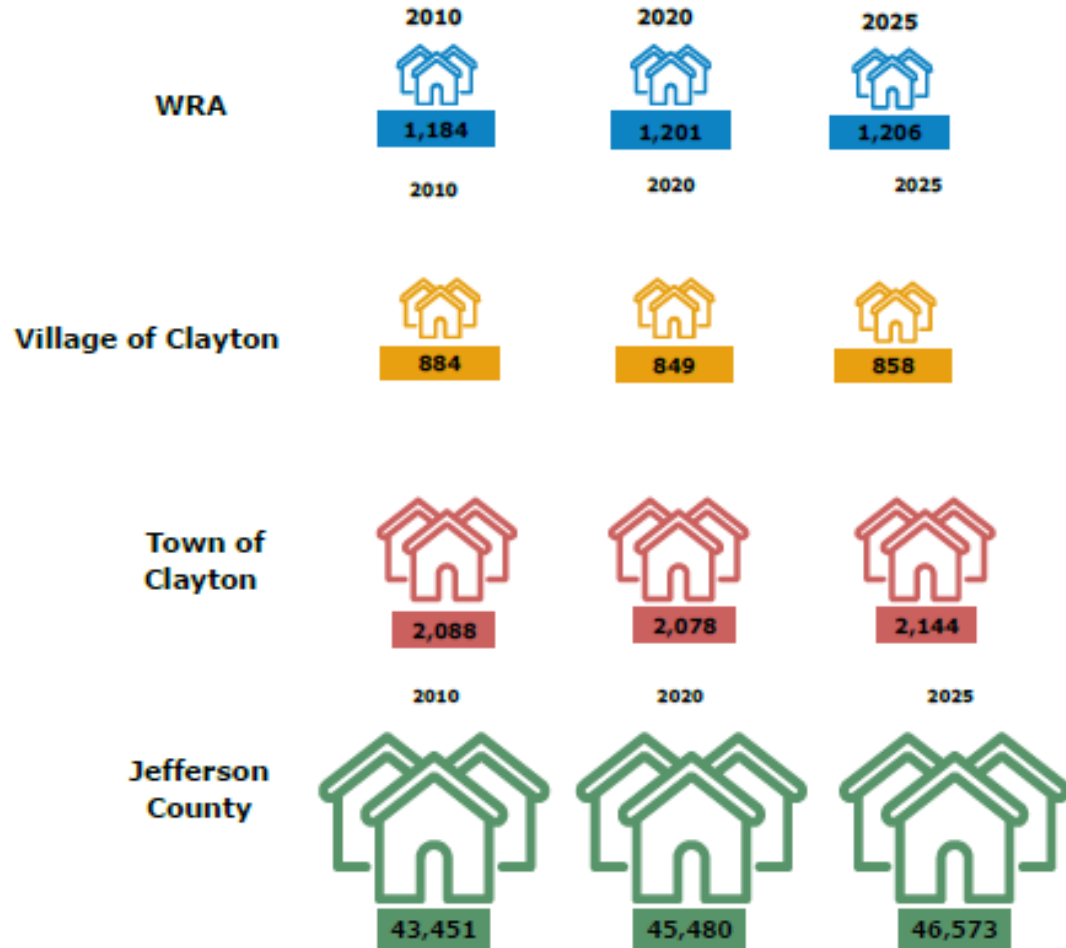


Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

- 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

Existing Conditions Highlights

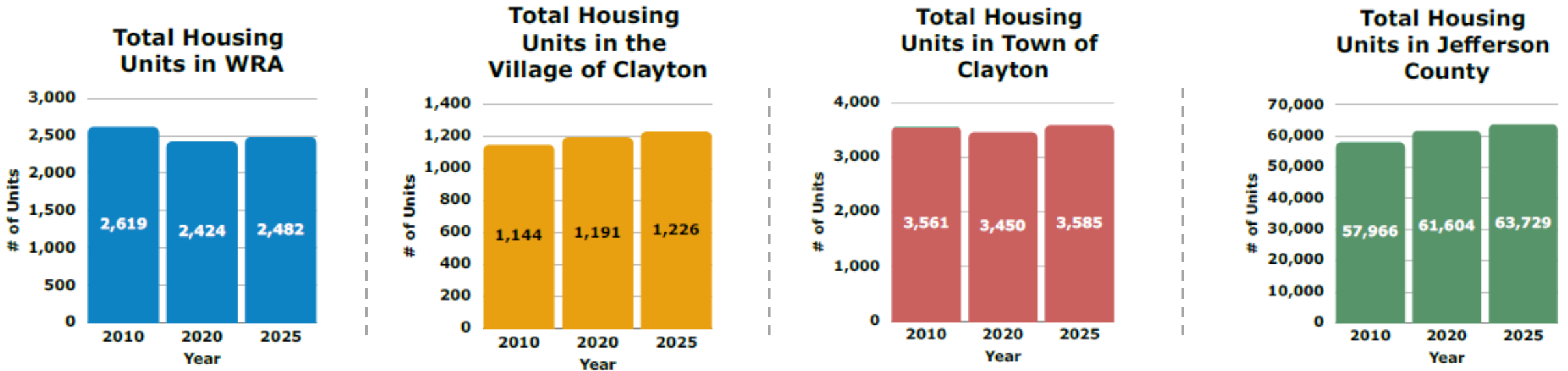
Total Households



- The total number of households within the WRA, Village, Town and County have increased <1% between 2010-2025

Existing Conditions Highlights

Total Housing Units



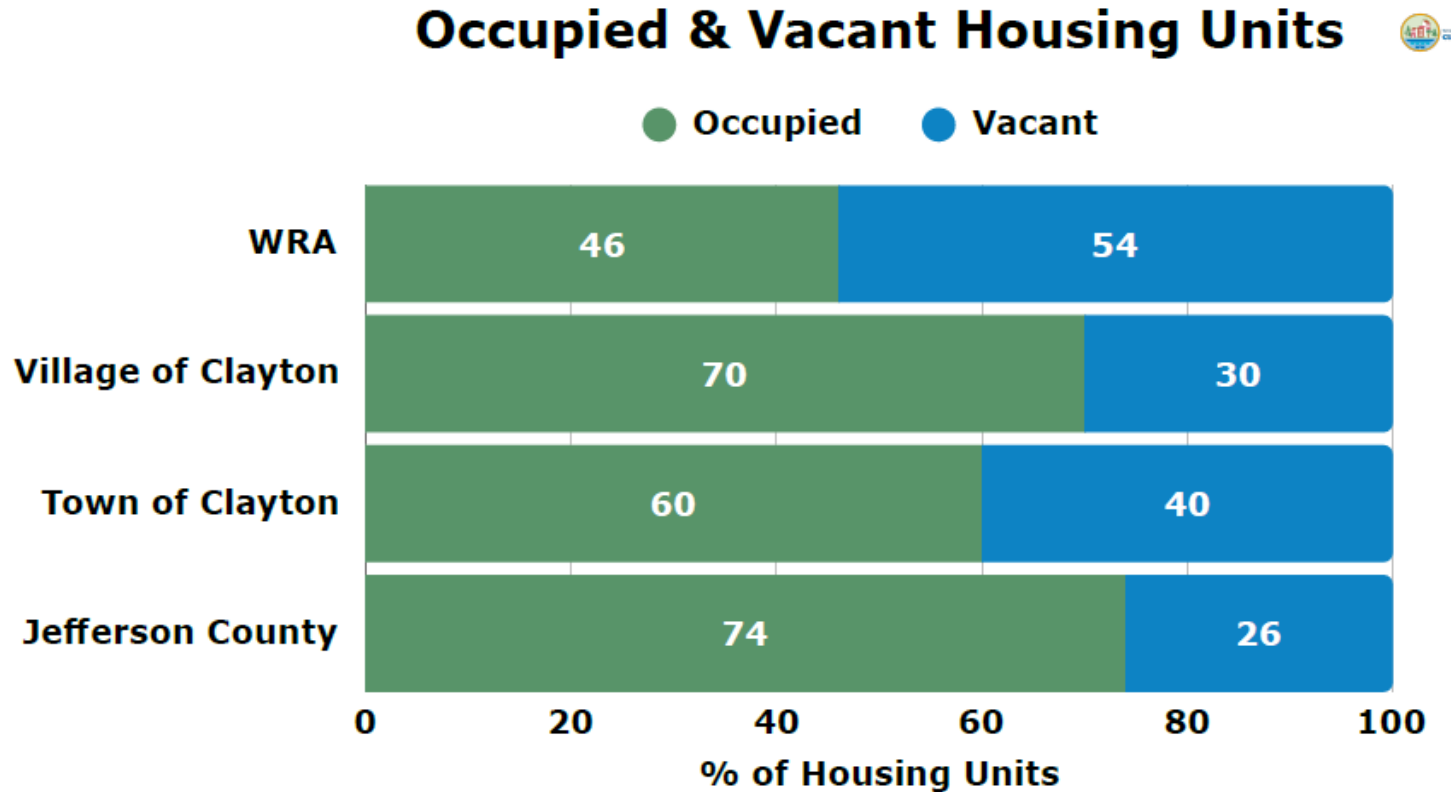
Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

- The number of housing units within the Village, Town and County have experienced slight increases over the past 15 years



Existing Conditions Highlights

Occupied & Vacant Housing Units



Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

- Majority of housing units within the Village, Town and County are occupied



05

Public Engagement Strategy

(LWRP Section 7)



Source: Google Maps

Public Engagement Strategy

Ongoing/ Upcoming Public Engagement Opportunities

- LWRP Project Website:
www.claytonlwrp.com
- Waterfront Survey
- Stakeholder Group Meetings
- Pop-up Table
- Public Open House #1 – March 4



Public Engagement Strategy

LWRP Project Website

- Project Information
- WAC Meetings Materials
- Public Engagement Opportunities & Materials
- Collect comments & build email list

<https://www.claytonlwrp.com/>


The screenshot displays the website for the Town and Village of Clayton LWRP. The homepage features a navigation menu with links for HOME, PARTNERS, MEETINGS/ENGAGEMENT, DOCUMENTS, and CONTACT. Below the navigation is a large banner image of a waterfront with chairs and a circular logo for the Town and Village of Clayton. The main heading reads "Town and Village of Clayton LWRP". The introductory text states: "The Town and Village of Clayton are updating a Local Waterfront Revitalization Program (LWRP) to guide future investment, strengthen coastal resiliency, and enhance the waterfront along the St. Lawrence River. The effort builds on the previously approved LWRP." A section titled "What is an LWRP?" includes two bullet points: "A LWRP is a community-developed plan that guides the future development and enhancement of waterfront areas." and "It establishes local policies for land use, environmental protection, and waterfront revitalization." The "MEETINGS/ENGAGEMENT" page is also shown, featuring a pink header and two columns. The left column is titled "Waterfront Advisory Committee (WAC) Meetings" and lists a meeting on November 12, 2025, from 2:00 PM to 4:00 PM at the Clayton Municipal Building, 425 Mary St., Clayton, NY 13624. The right column is titled "Engagement" and includes the text "Stay tuned for upcoming events!". The footer contains the New York State Department of State logo, copyright information for the Town and Village of Clayton, and the website creator's name: M.J. Engineering, Architecture, Landscape Architecture, and Land Surveying P.C.



Public Engagement Strategy

Waterfront Survey

- Online via Survey Monkey
- Opens March 4, 2026
- Multiple publicity methods:
 - Press release
 - Town Webpage/ social media
 - Flyers
 - Other?


TOWN OF BROOKHAVEN
EST. 1655
LOCAL WATERFRONT REVITALIZATION PROGRAM

Background

Thank you for participating in the Town of Brookhaven North Shore Waterfront Survey!

The Town of Brookhaven is developing a Local Waterfront Revitalization Program (LWRP) for its North Shore: a broad, long-term plan that sets a vision for the waterfront and outlines regulations and recommendations to guide the refinement of locally applied Statewide coastal policies, development, and infrastructure improvements.

The purpose of this survey is to identify the community's needs, vision and priorities for the future of the Town of Brookhaven and its North Shore waterfront and help the Town know your thoughts. The information gathered will help create proposed projects, refine the locally applied Statewide Coastal Policies, and implement the Brookhaven LWRP.

This is an anonymous survey, and you are not required to provide personally identifying information.

DRAFT Survey Questions

1. Please select all that applies to you:

Business Owner in Town	Work in the Town
Property Owner in Town	Student in the Town
Resident of Town	Other: _____
Seasonal Resident of Town	
Visitor to Town	

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

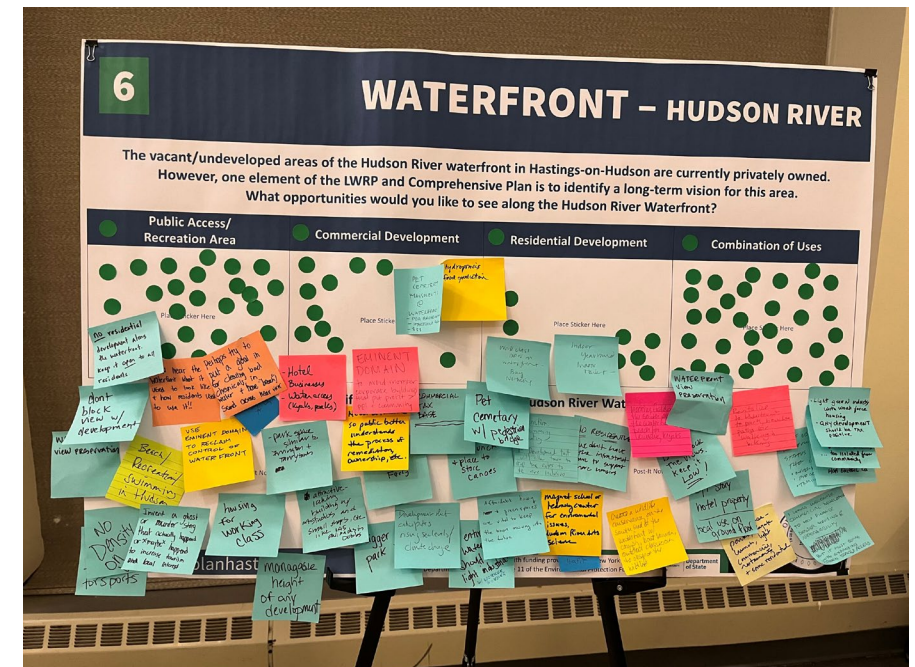
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Public Engagement Strategy

Stakeholder Group Meetings

- Anticipate up to 6 Small Group Discussions (1-hour virtual sessions):
 - Neighborhood Associations
 - Environment & Sustainability
 - Local and Regional Partners & Community Services
 - Local Arts and History Community
 - Parks and Recreation
 - Economic Development & Business
- Anticipated to occur this winter/spring



06

Next Steps



Next Steps

- Update WRA mapping (if needed)
- Section 2 draft preliminary mapping
- Stakeholder Group Meeting Schedule – Winter/Spring
- Public Workshop #1 (Open House) –
 - Wednesday, March 4, 2026
 - 4:00 – 6:00 PM
 - Village Office Building



Next Steps

- Prepare Draft Section 2
- Schedule Next WAC Meeting – virtual
 - March 11, 2026 – 2:00 PM
 - May 13, 2026 – 2:00 PM



All meetings are tentative and subject to change.



Thank you

