

Town and Village of Clayton

Local Waterfront Revitalization Program



Town and Village of
Clayton
LWRP

WELCOME

Public Open House

March 4, 2026 | 4:00 – 7:00 PM
Clayton Municipal Building



ABOUT THE LWRP

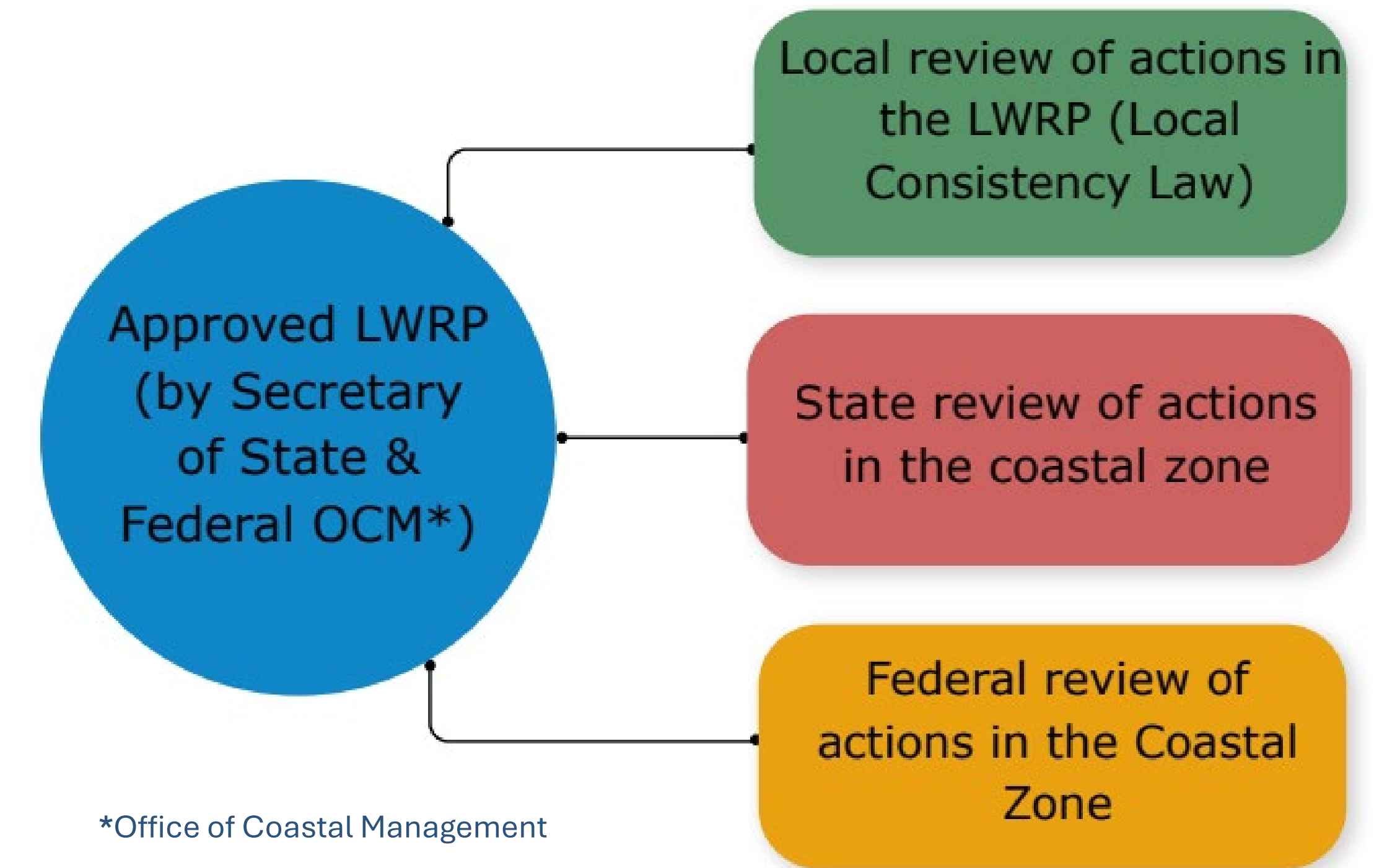
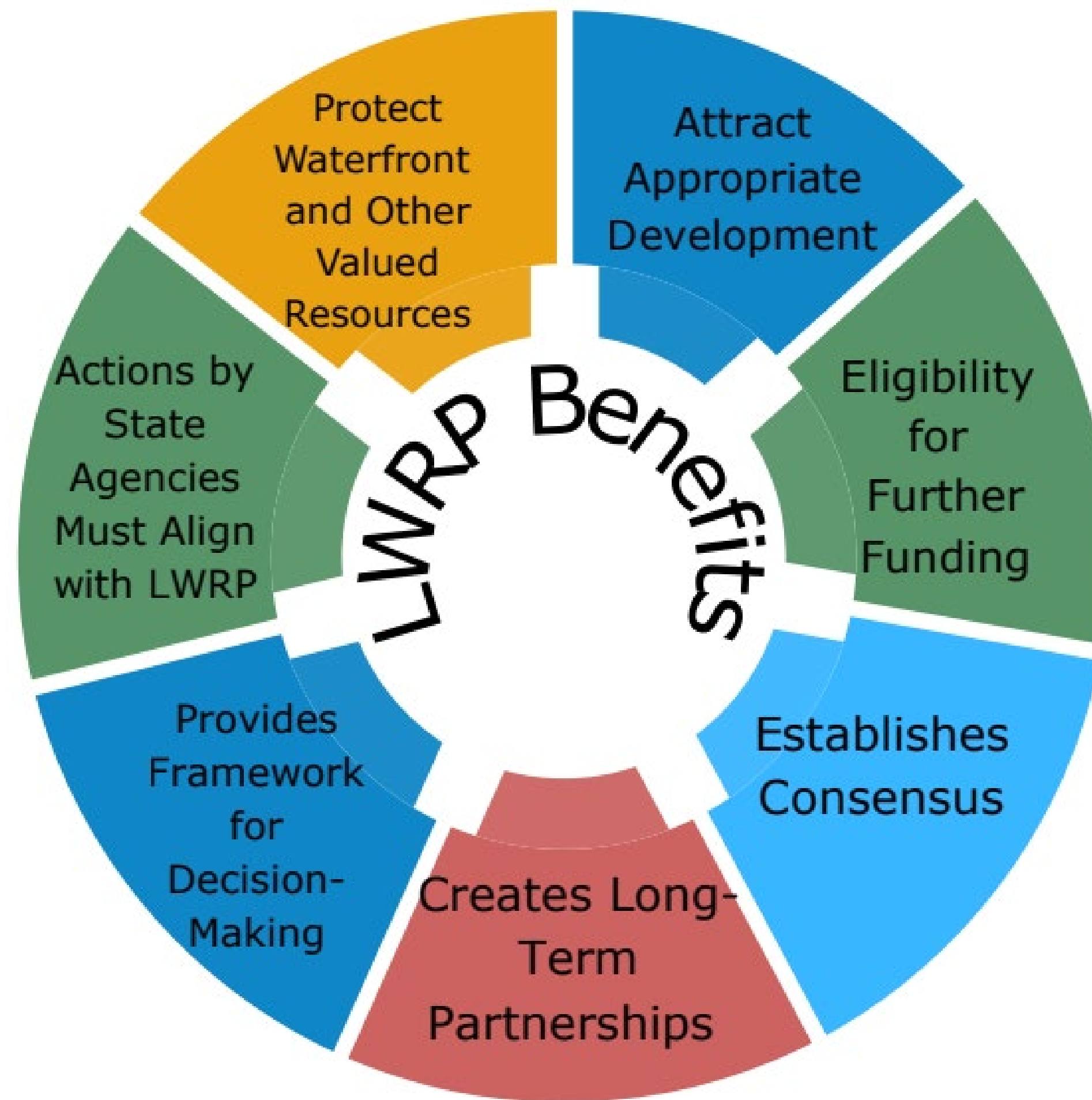
Overview

The Town and Village of Clayton are preparing a Local Waterfront Revitalization Program (LWRP) and Harbor Management Plan (HMP) to guide the future of its waterfront.

The 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 the North Shore.

The process is supported by ongoing engagement with residents, a Waterfront Advisory Committee (WAC), and other local and regional partners. It is funded by the New York State Department of State and carried out in partnership with the Town of and Village of Clayton and a consulting team including MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.; E.M. Pemrick & Company; and Andropogon.

LWRP Benefits



Clayton LWRP: Key Objectives

- Improve and expand public access to the waterfront
- Strengthen resiliency to mitigate impacts from extreme weather
- Support tourism while maintaining a high quality of life for residents
- Resolve conflicts between recreational and commercial waterfront users

ABOUT THE LWRP

1

PLAN

LWRPs begin with a planning process that centers on developing a vision for the **future of the waterfront**. The planning process will be a consensus-driven effort which includes a **robust public engagement** component to gather input from residents, visitors, business owners, property owners, and other stakeholders in the community. **Your participation in this process is vital!**

2

EXECUTE

LWRPs are **approved on multiple levels of government** through local adoption and **Secretary of State approval**.

3

IMPLEMENT

Once an LWRP is approved and in place, municipalities are **eligible for implementation funds** through the Local Waterfront Revitalization Program to **begin to implement identified and prioritized projects**.

Implementing the LWRP

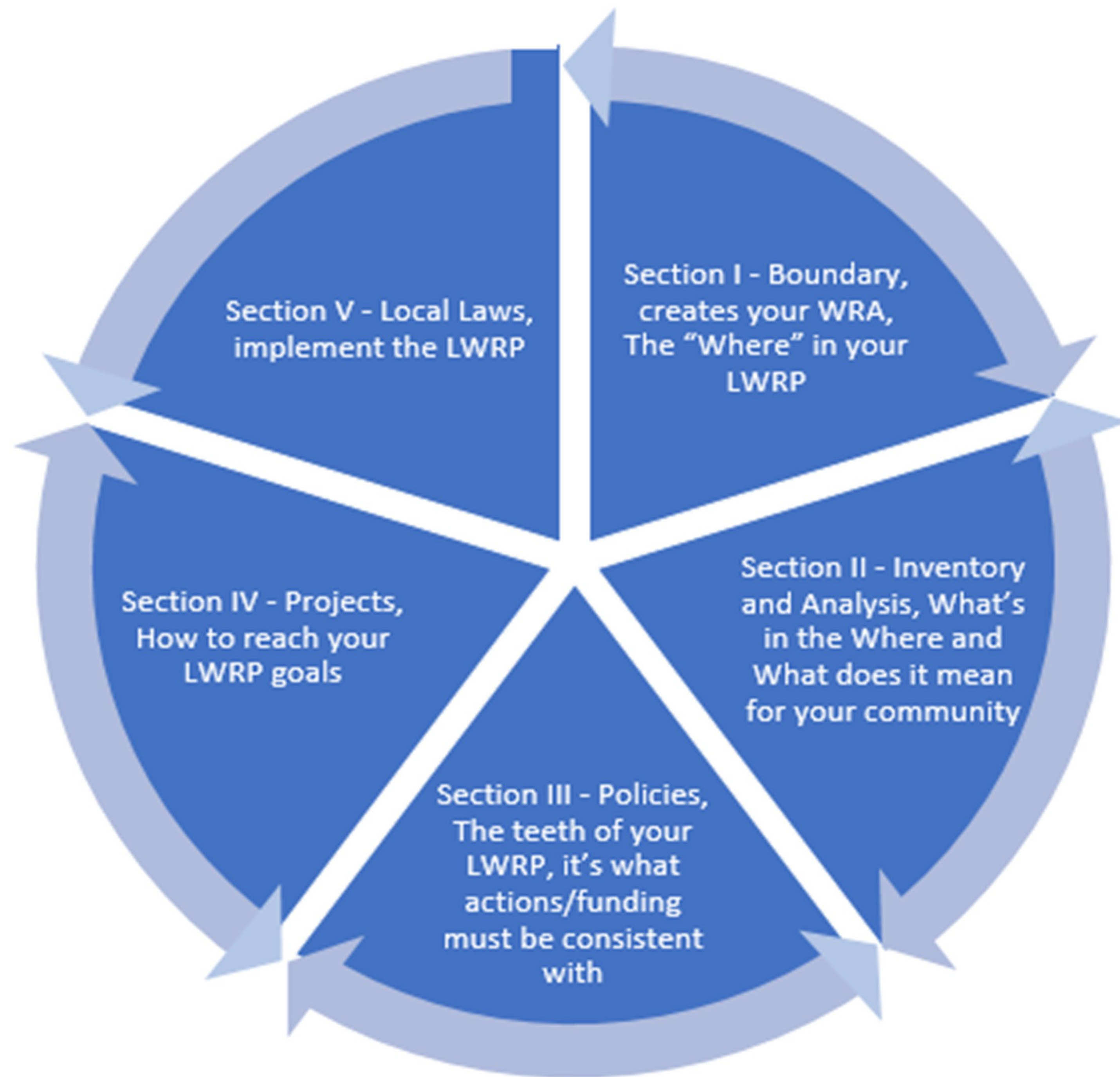
- Capital projects
- Apply for grants
- Local land use controls
- Consistency review of local actions
- Ongoing process
- Updating the LWRP

For more information about the project visit the LWRP Project webpage by scanning the QR code:



Circular Nature of an LWRP

Sections are interrelated, one section informs the next



LWRP Required Elements*

- I. Boundaries of the Waterfront Revitalization Area and Harbor Management Area
- II. Inventory & Analysis
- III. Local Waterfront Revitalization Policies
- IV. Proposed Land and Water Uses & Proposed Projects
- V. Techniques for Local Implementation of the Program
- VI. State Actions & Programs Likely to Affect Implementation
- VII. Local Commitment & Consultation

**Information provided by NYS DOS*

ABOUT THE LWRP

Fall/Winter 2025

- WAC Kick-off
- Inventory & Analysis
- Community Outreach Plan
- Draft LWRP Sections I & II

Spring/Summer 2026

- Proposed land/ water uses & projects
- Draft LWRP Sections II, IV, & V

Fall 2026

- Preliminary Draft LWRP Submitted to NYSDOS
- Initiation of NYSDOS Review

Winter 2025/26

- 1st Public Meeting
- Community Survey
- Stakeholder Group Meetings
- Draft Sections I, II & III

Summer 2026

- 2nd Public Meeting
- Draft LWRP Sections II, IV, V, VI, & VIII

Review & adoption of LWRP

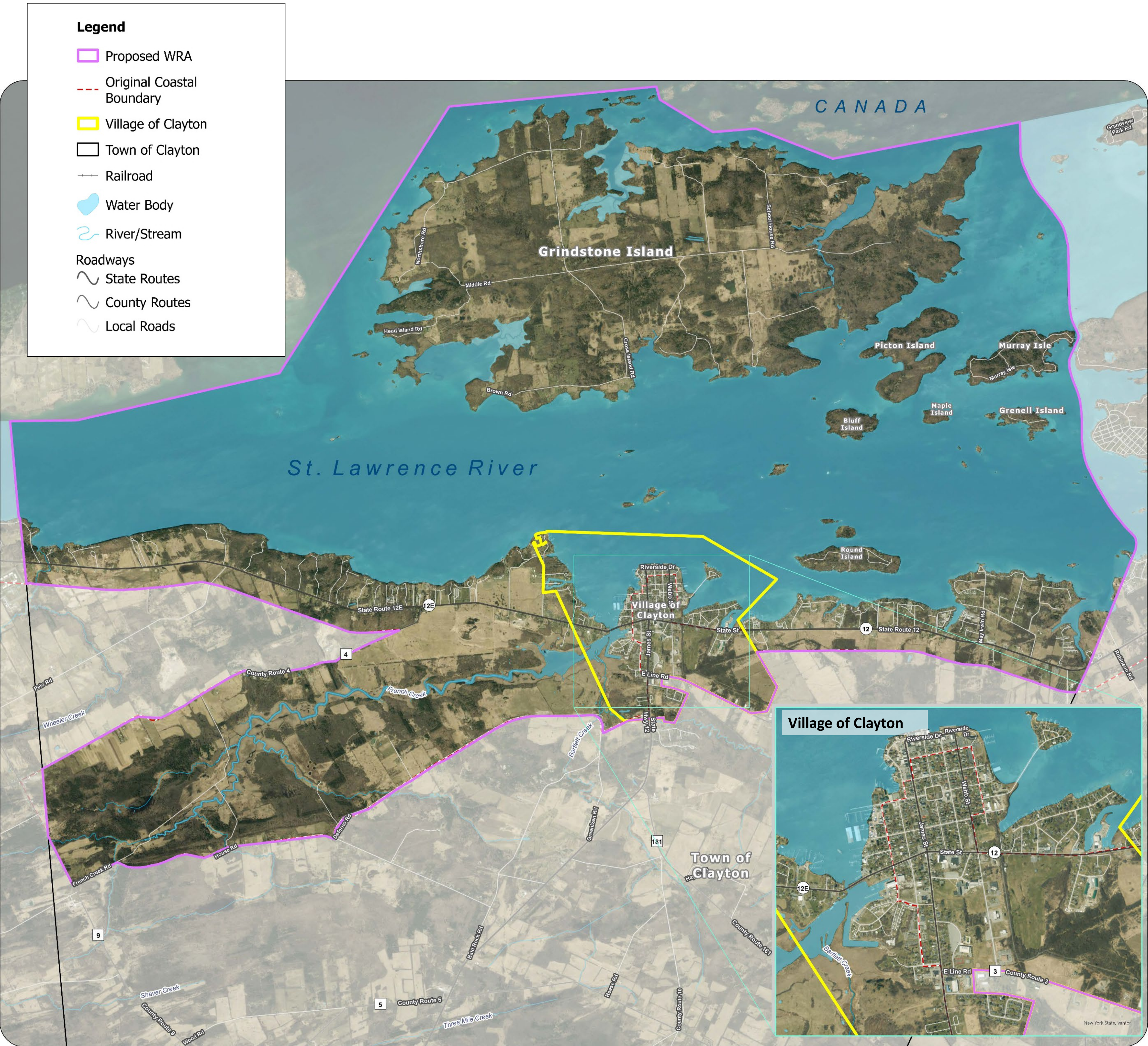
WATERFRONT REVITALIZATION AREA

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 is the red dashed line on the adjacent map
- Proposed WRA boundary 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



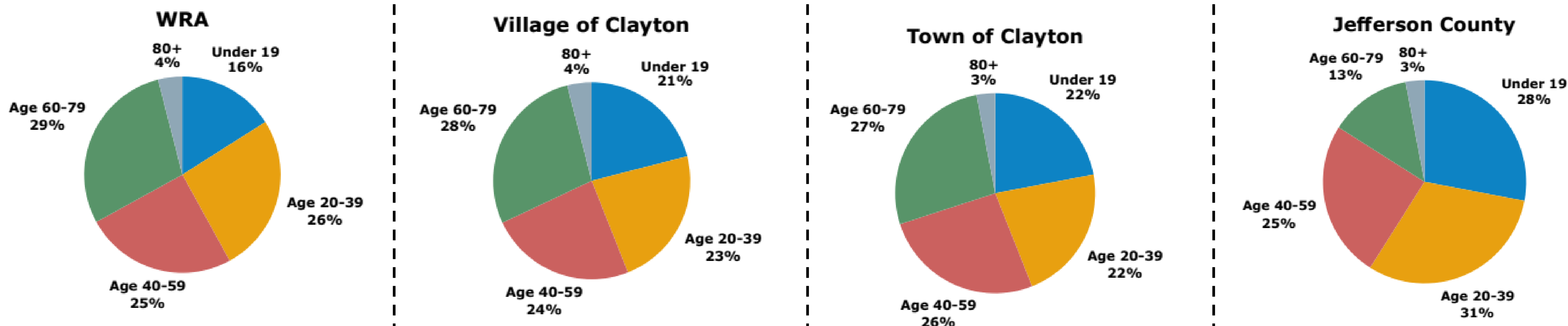
This map was prepared for illustrative purposes only and is not suitable for engineering, surveying, or legal purposes.

Population

	Year			ANNUAL RATE
	2010	2020	2025	2010-2020
WRA	2,662	2,437	2,343	-0.88%
Village of Clayton	1,976	1,705	1,656	-1.46%
Town of Clayton	5,162	4,770	4,700	-0.79%
Jefferson County	116,229	116,721	113,645	0.04%

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

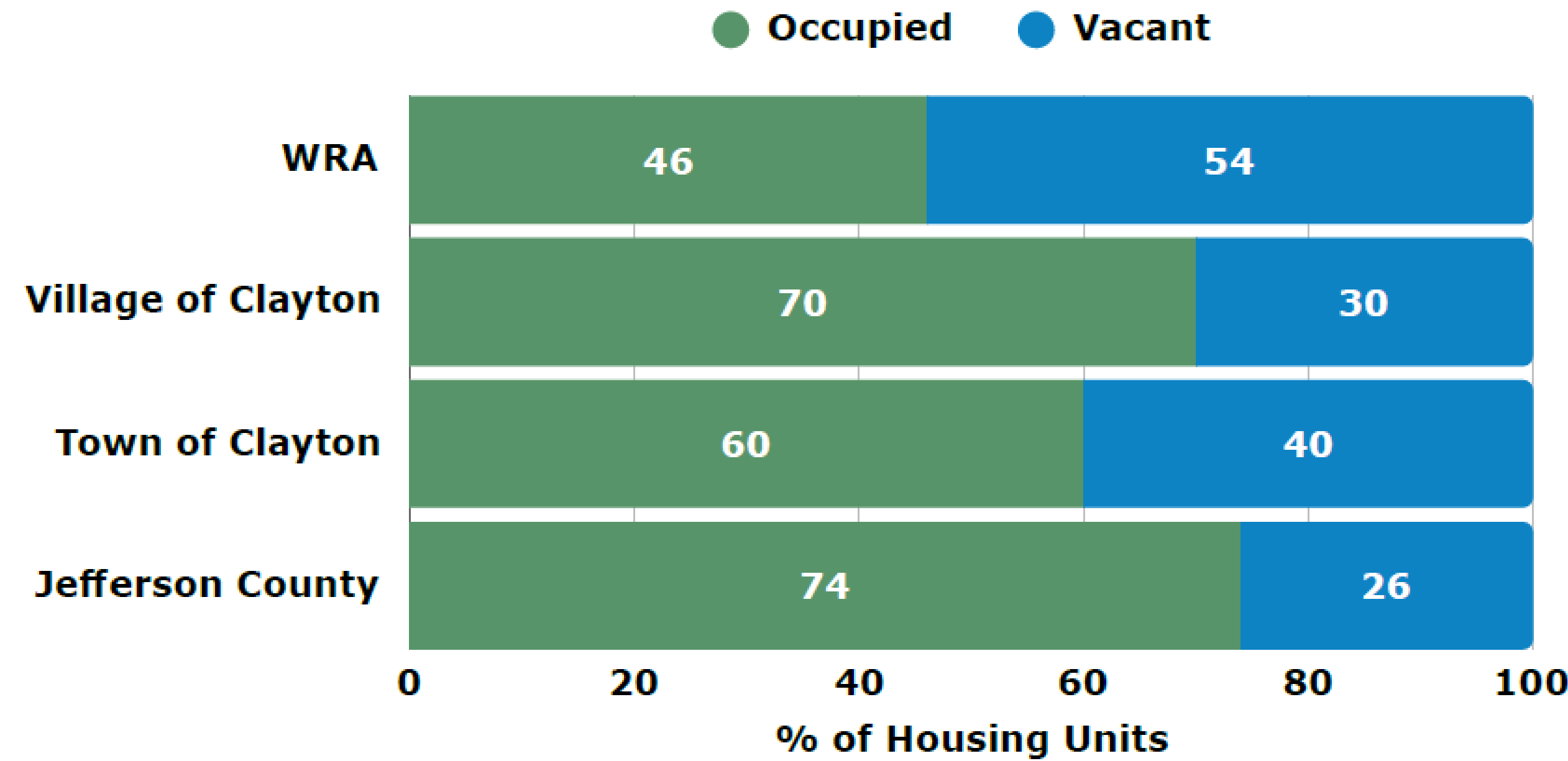
Age Groups



- Most people within the WRA are 60-79 years old
- The 60-79 age group is the largest within the Village & Town
- The 20-39 age groups is the largest in the County, likely because of the Fort Drum military base.

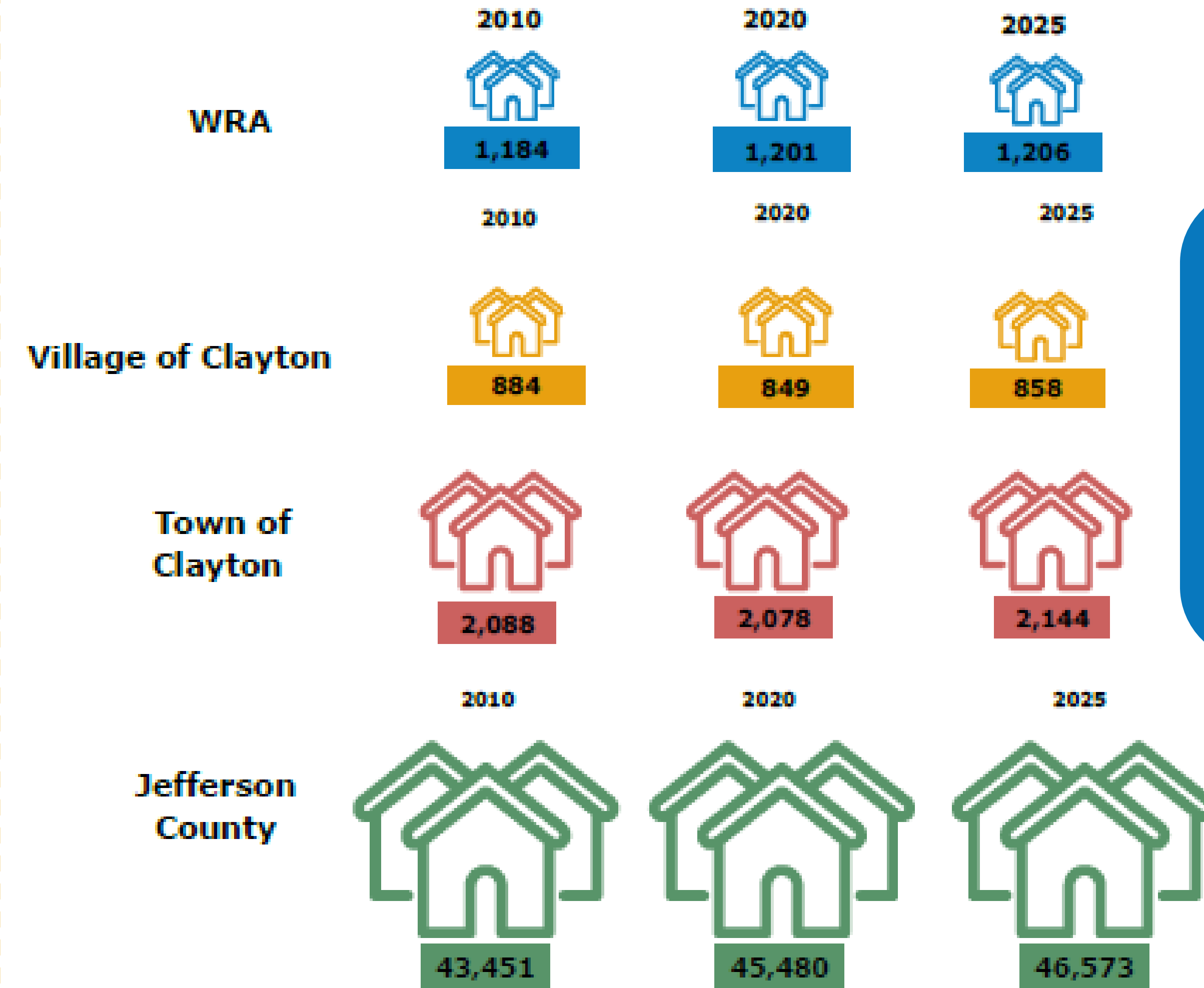
COMMUNITY PROFILE

Occupied & Vacant Housing Units



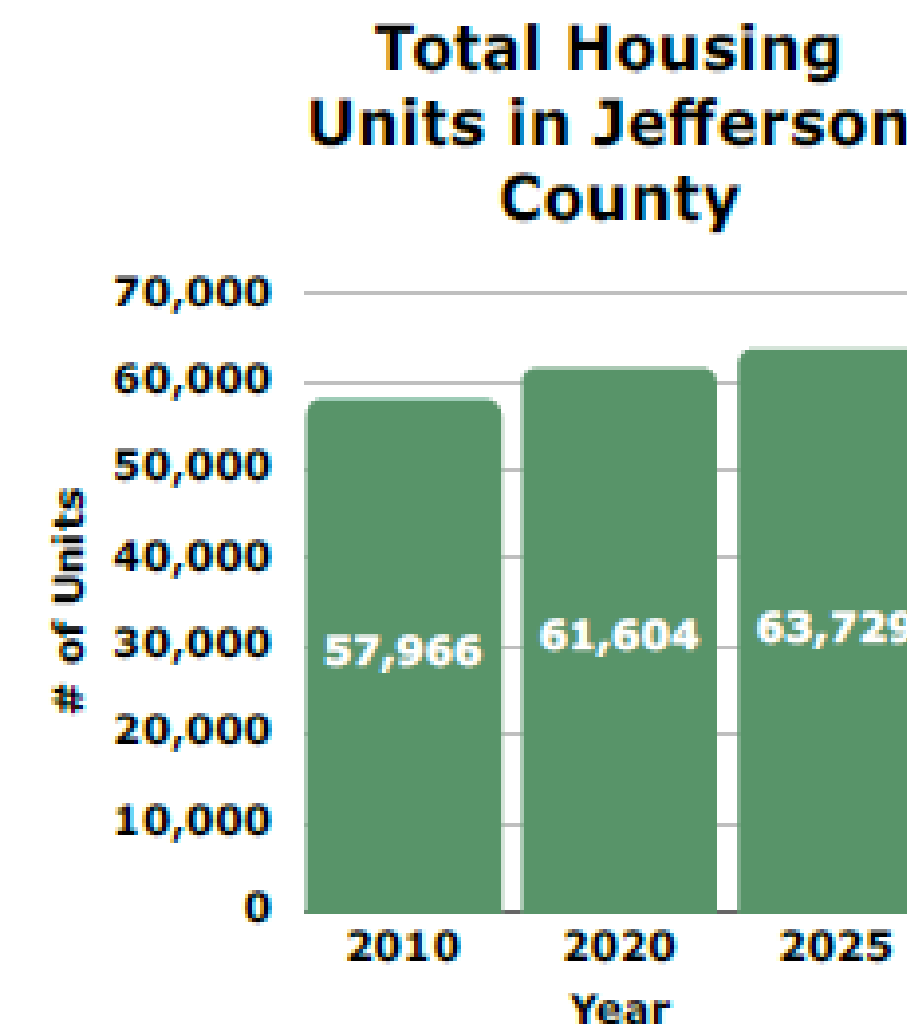
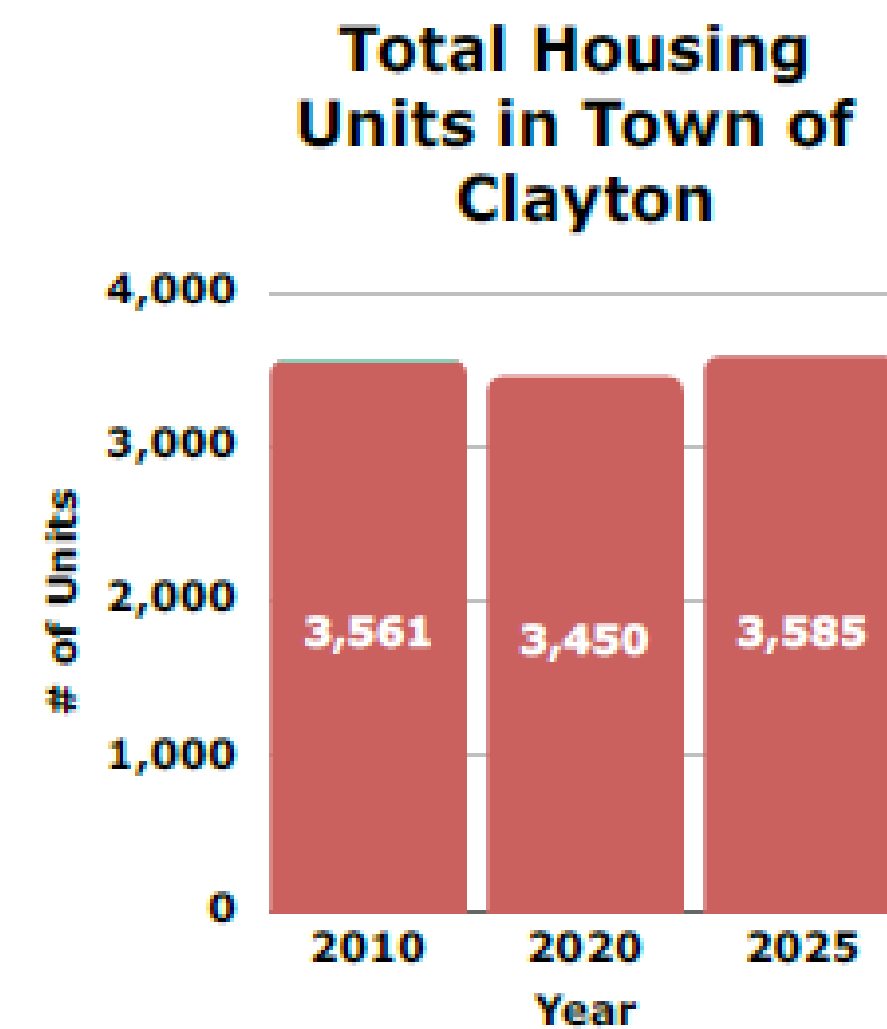
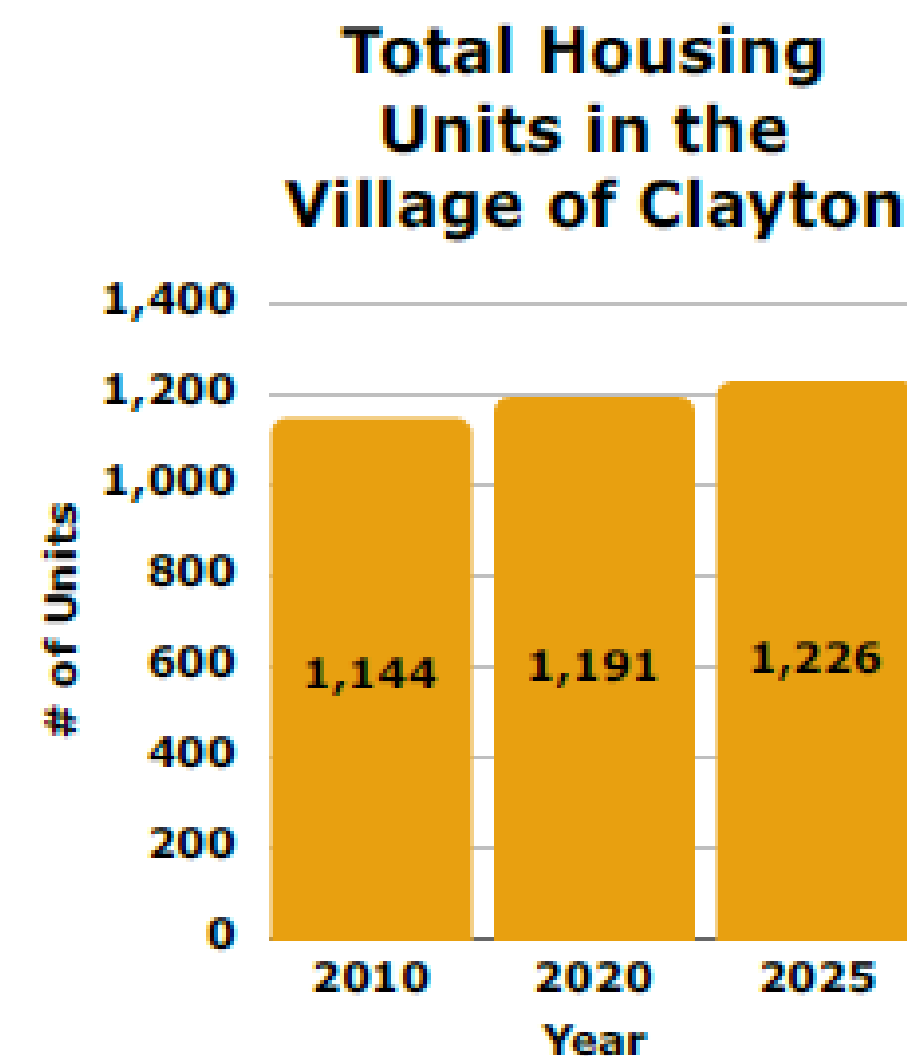
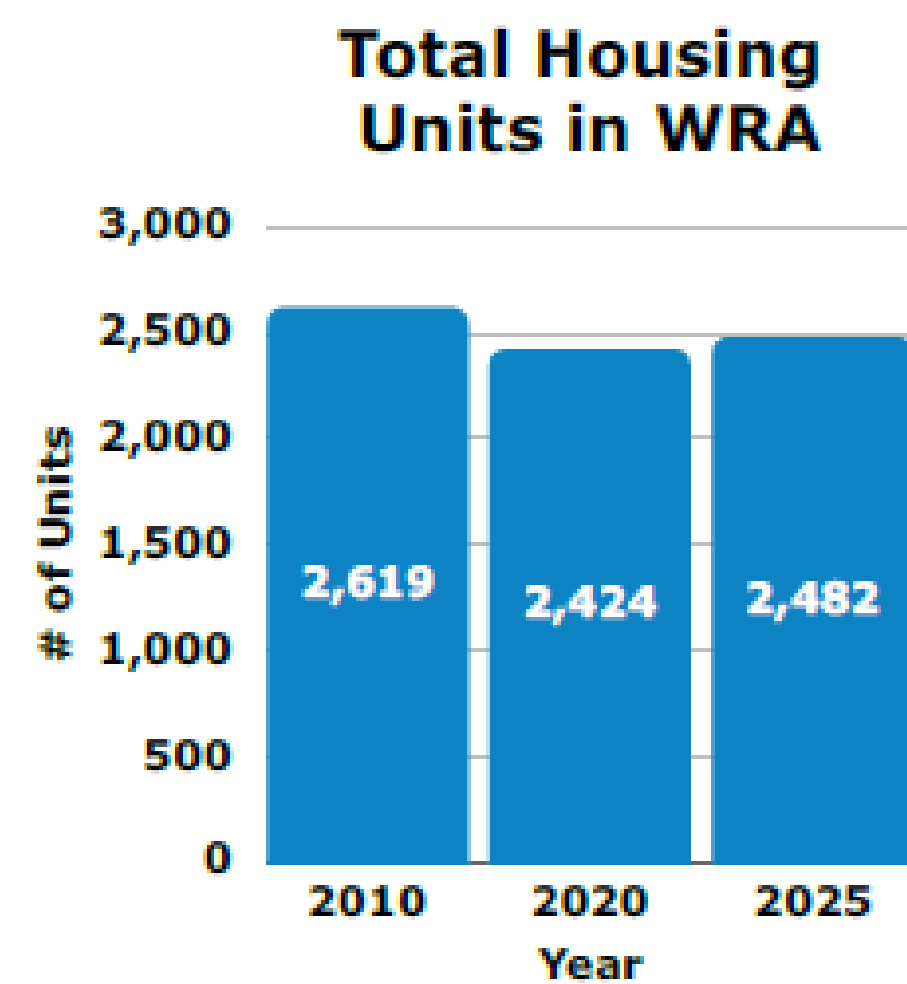
The majority of housing units within the Village, Town & County are occupied – the vacancy rate can look artificially high because the Census counts “occupied” units as where someone lives *most* of the year & seasonal homes are counted as “vacant” if they are not the owner’s usual residence.

Total Households



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

Total Housing Units



The number of housing units within the Village, Town & County have slightly increased over the past 15 years

Existing Land Use	Acreage	Land Use Area (%)
Agricultural	4387.12	31.40%
Commercial	362.01	2.60%
Commercial - Apartments	10.12	0.10%
Community Services	88.11	0.60%
Conservation Lands	44.11	0.30%
Industrial	21.23	0.20%
Mixed Use	8.2	0.10%
Parks and Recreation	208.7	1.50%
Recreation - Indoor	26.25	0.20%
Recreation - Outdoor	246.74	1.80%
Residential - High Density	12.3	0.10%
Residential - Low Density	5503.05	39.30%
Residential - Medium Density	7.96	0.10%
Transportation	346.36	2.50%
Utilities	26.75	0.20%
Vacant Land	2694.91	19.30%
Total	13993.9	100.00%

TOWN AND VILLAGE OF CLAYTON

Local Waterfront Revitalization Plan

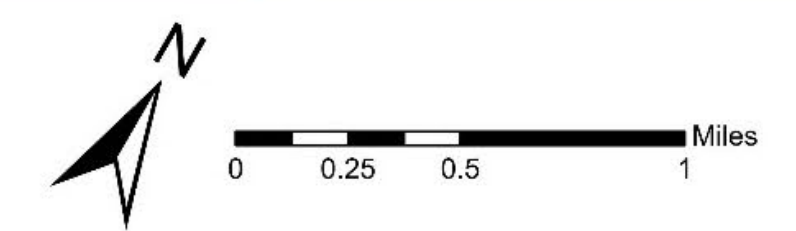
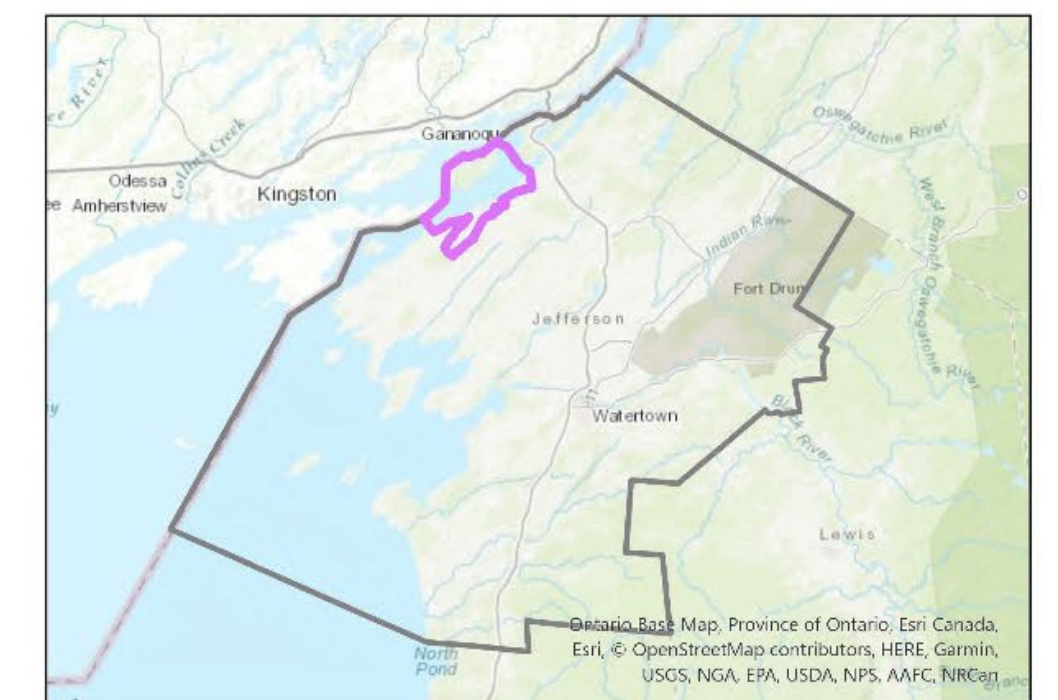
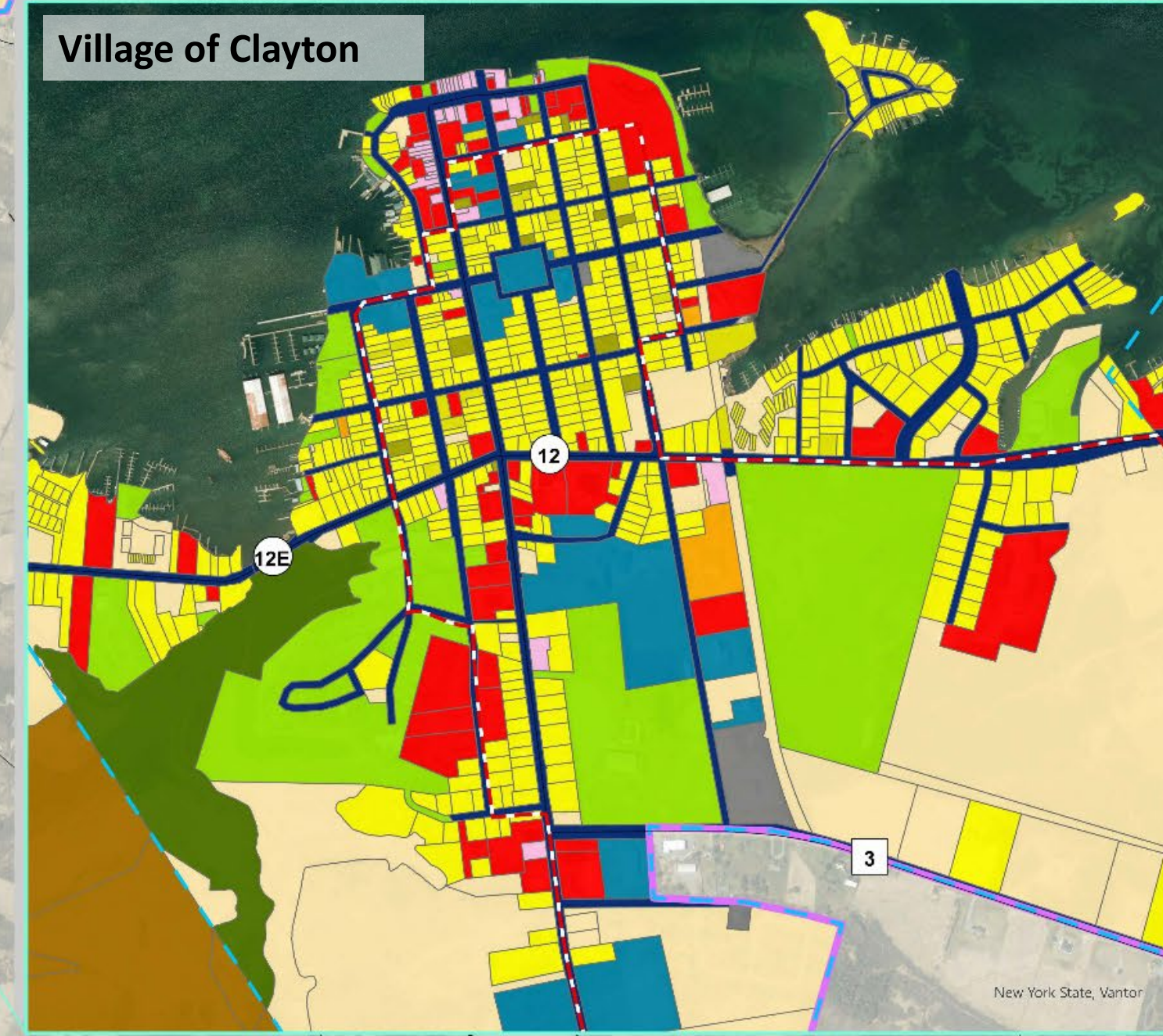
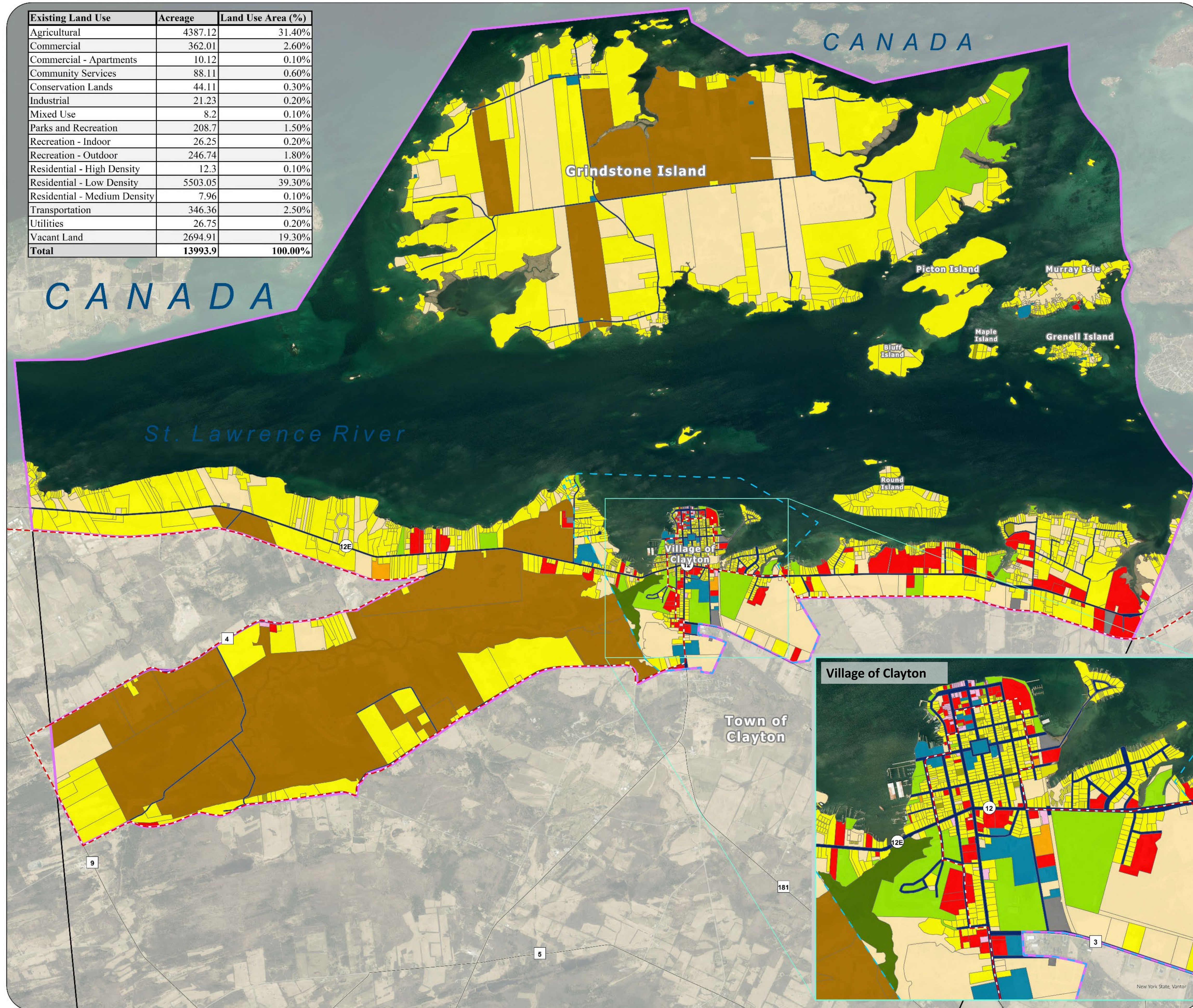
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Existing Land Use

February 2026

Legend

- Proposed WRA
- Original WRA
- Village of Clayton
- Town of Clayton
- Major Roads
- Railroad
- Agricultural
- Commercial
- Community Services
- Conservation Lands
- Industrial
- Mixed Use
- Parks & Recreation
- Residential - High Density
- Residential - Medium Density
- Residential - Low Density
- Transportation
- Utilities
- Vacant Land



Sources:
Esri, NYS ITS, NYSDEC,
DANC, Village of Clayton,
Town of Clayton,
Jefferson County

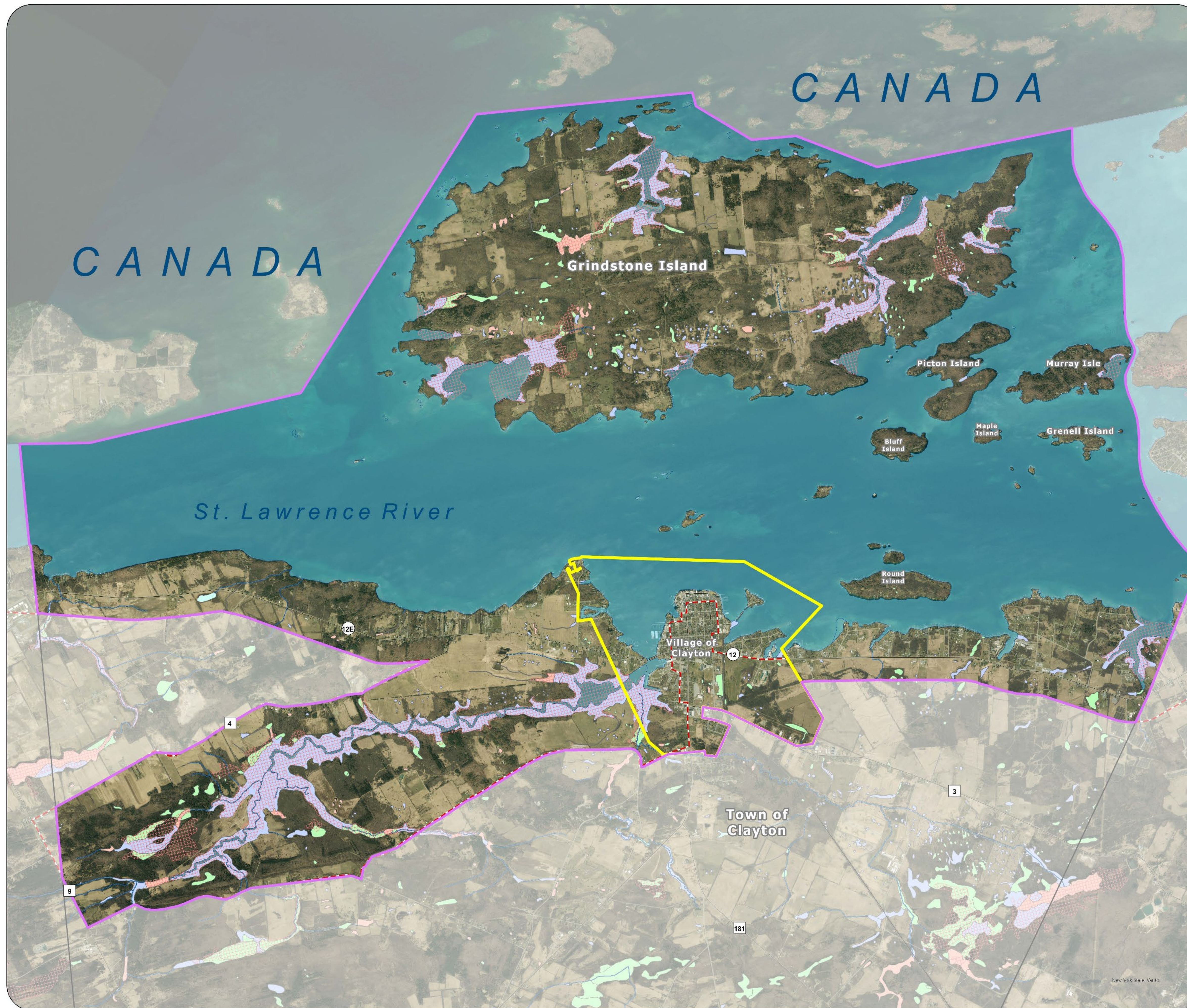
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TOWN AND VILLAGE OF CLAYTON

Local Waterfront Revitalization Plan

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Known Wetlands

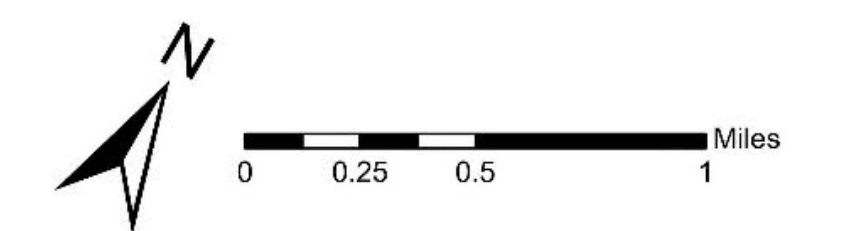
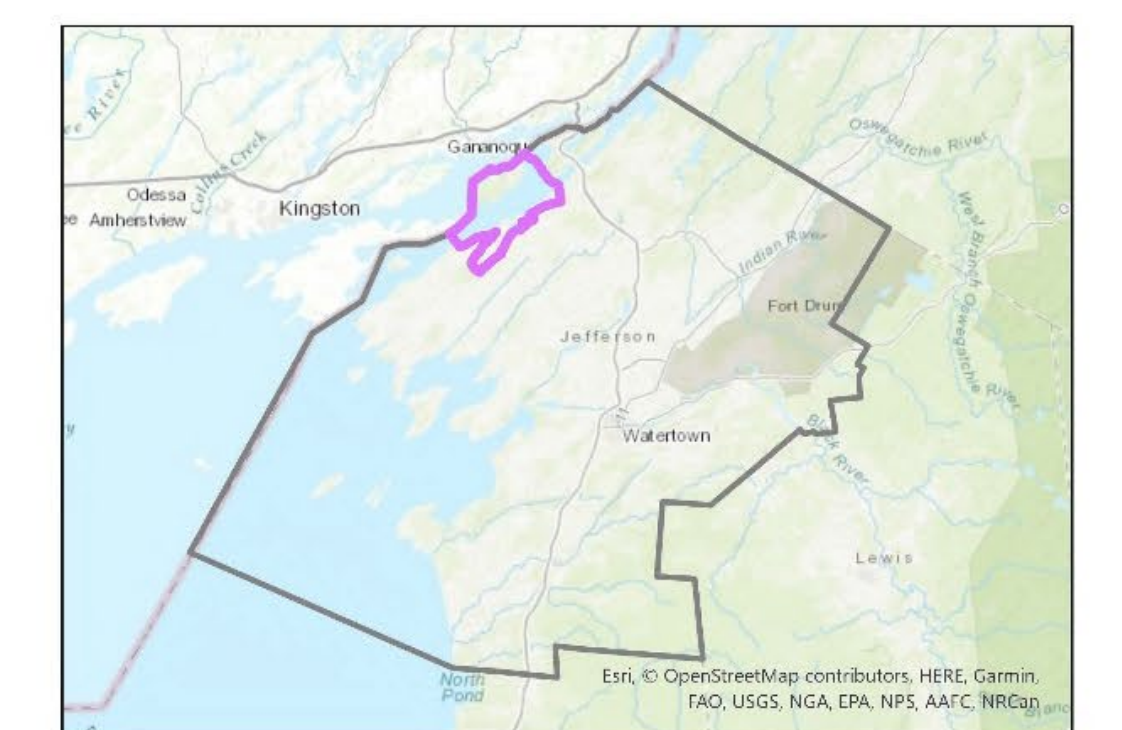
February 2026



Legend

- Proposed WRA
- Original Coastal Boundary
- Village of Clayton
- Town of Clayton
- Major Roads
- Railroad
- State Regulated Wetlands *
- Federal Wetlands
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

* Additional wetlands may exist that are not depicted on this map. Recent changes to New York State wetlands regulations (effective January 1, 2025) expand protections to include smaller wetlands and those without prior mapping. Field verification may be necessary to determine presence and regulatory status



Sources:
 Esri, NYS ITS, NYSDEC,
 DANC, Village of Clayton,
 Town of Clayton,
 Jefferson County

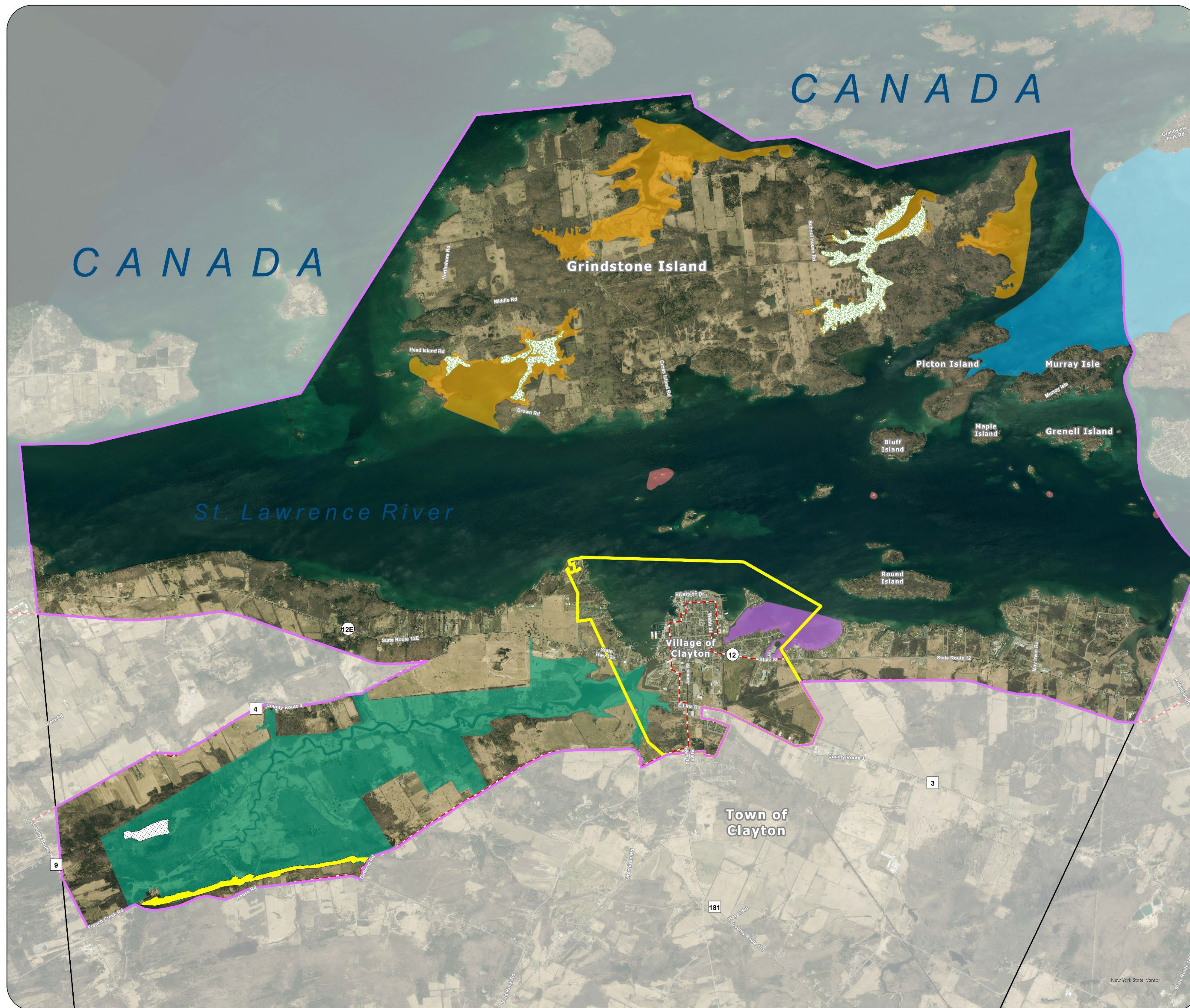
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TOWN AND VILLAGE OF CLAYTON

Local Waterfront Revitalization Plan

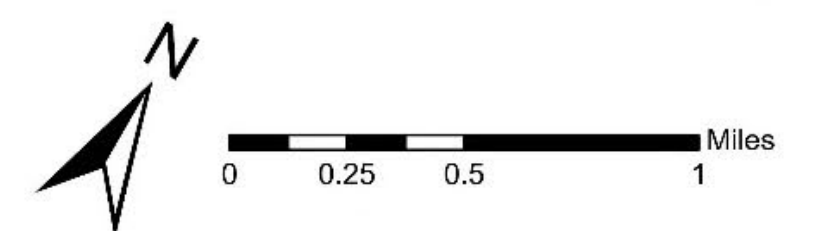
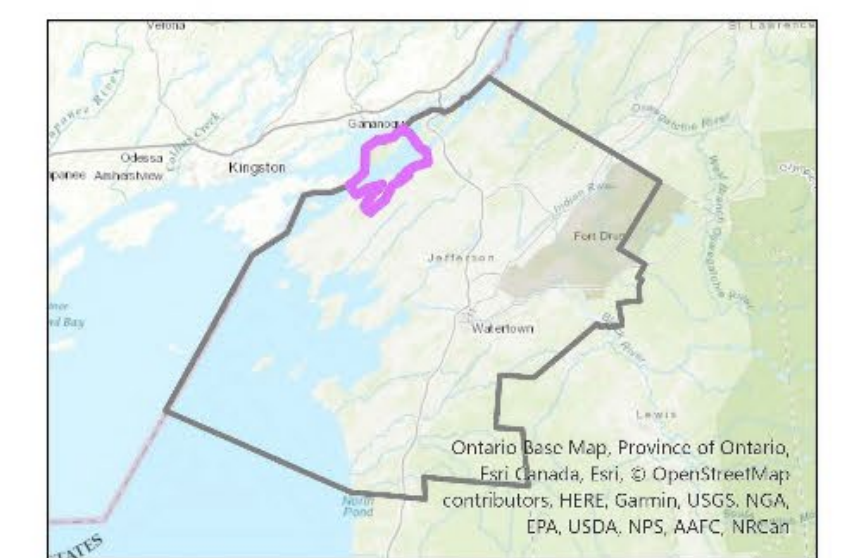
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Significant Natural Habitats

February 2026



Legend

- Proposed WRA
- Original Coastal Boundary
- Village of Clayton
- Town of Clayton
- Major Roads
- Railroad
- Limestone Woodland
- Grindstone Island Wetlands
- French Creek Marsh
- St. Lawrence River Shoreline Bays
- Thousand Island Tern Colonies
- Red Maple-Tamarack Peat Swamp
- Significant Coastal Fish & Wildlife Habitats
- Eel Bay
- Significant Natural Communities
- Deep Emergent Marsh



Sources:
 Esri, NYS ITS, NYSDEC,
 DANC, Village of Clayton,
 Town of Clayton,
 Jefferson County

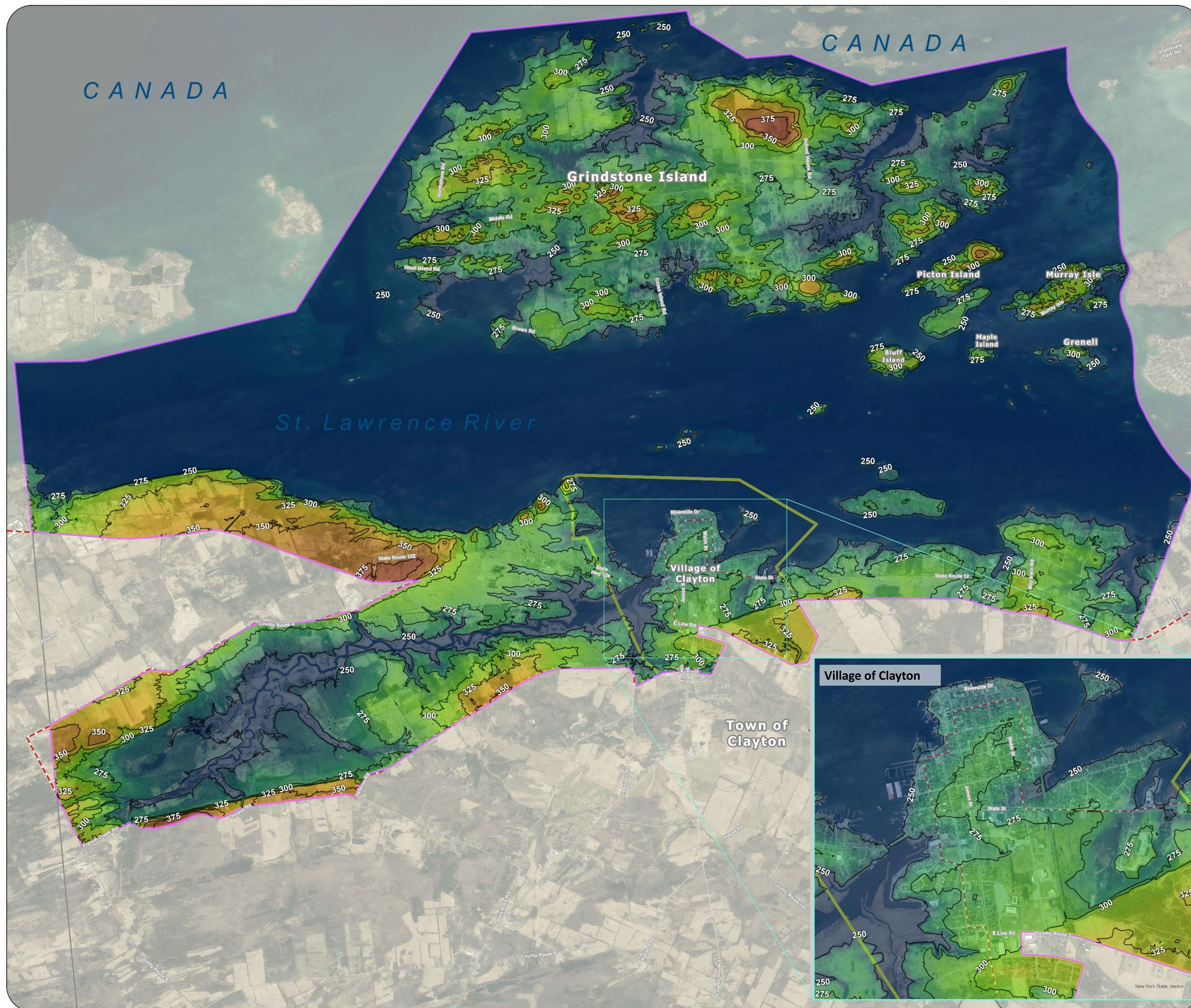
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TOWN AND VILLAGE OF CLAYTON

Local Waterfront Revitalization Plan

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Topography

February 2026



Legend

- Proposed WRA
- Original Coastal Boundary
- Village of Clayton
- Town of Clayton
- Major Roads
- Railroad
- 25' Contours

Topographic Elevation (ft)

400

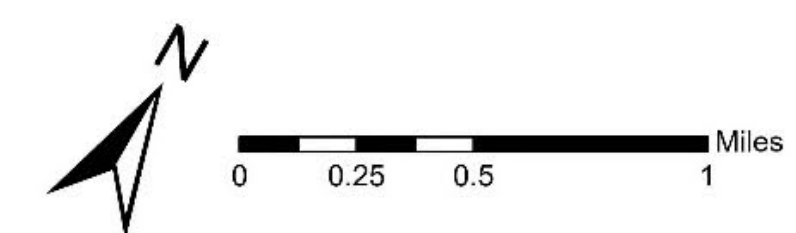
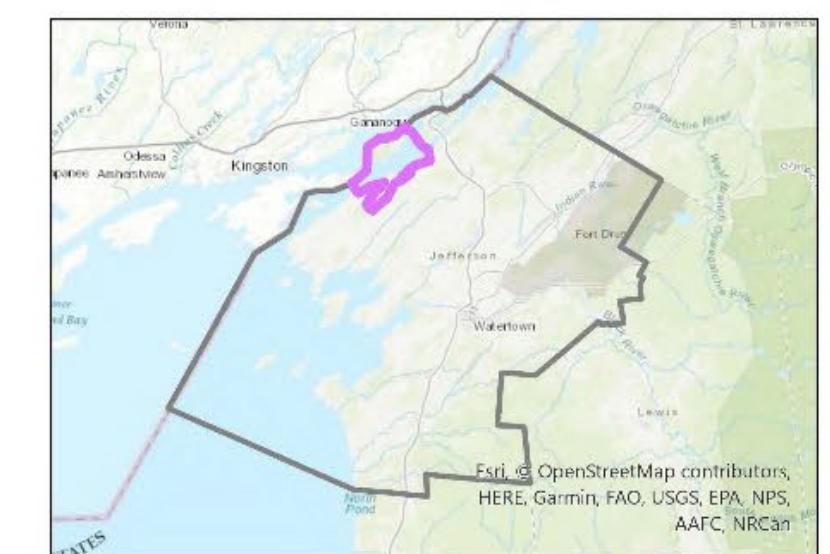
360

320

280

240

Elevation Data: USGS 1 meter DEM derived from 2014 aerial LIDAR



Sources:
Esri, NYS ITS, NYSDEC,
DANC

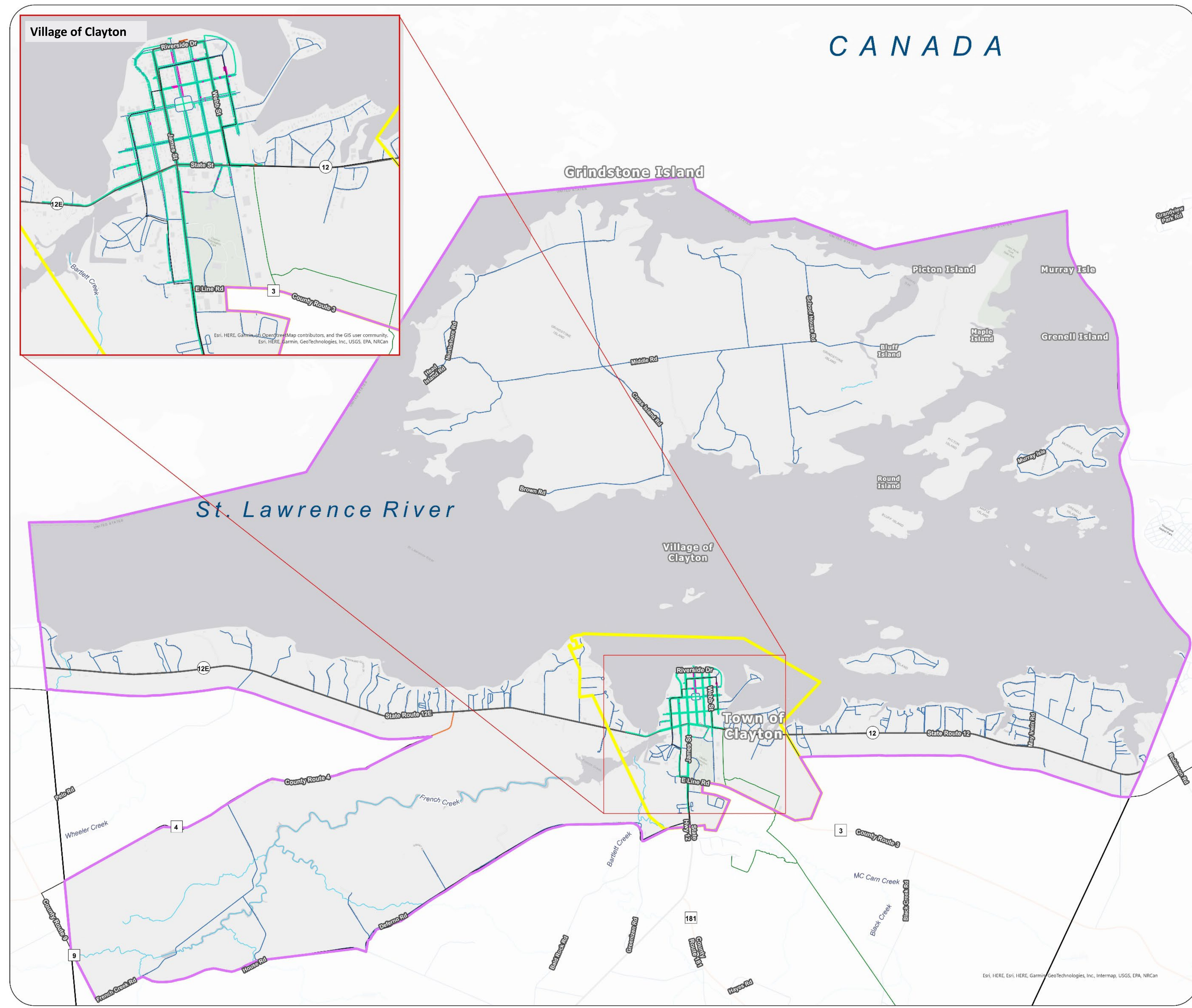
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TOWN AND VILLAGE OF CLAYTON

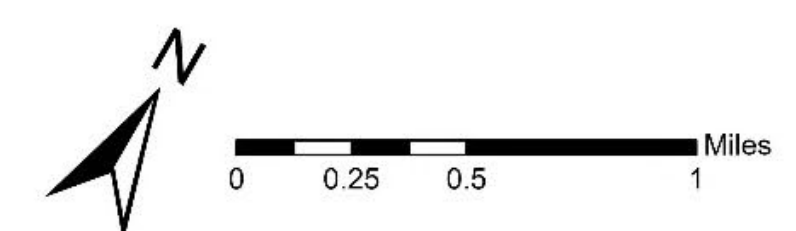
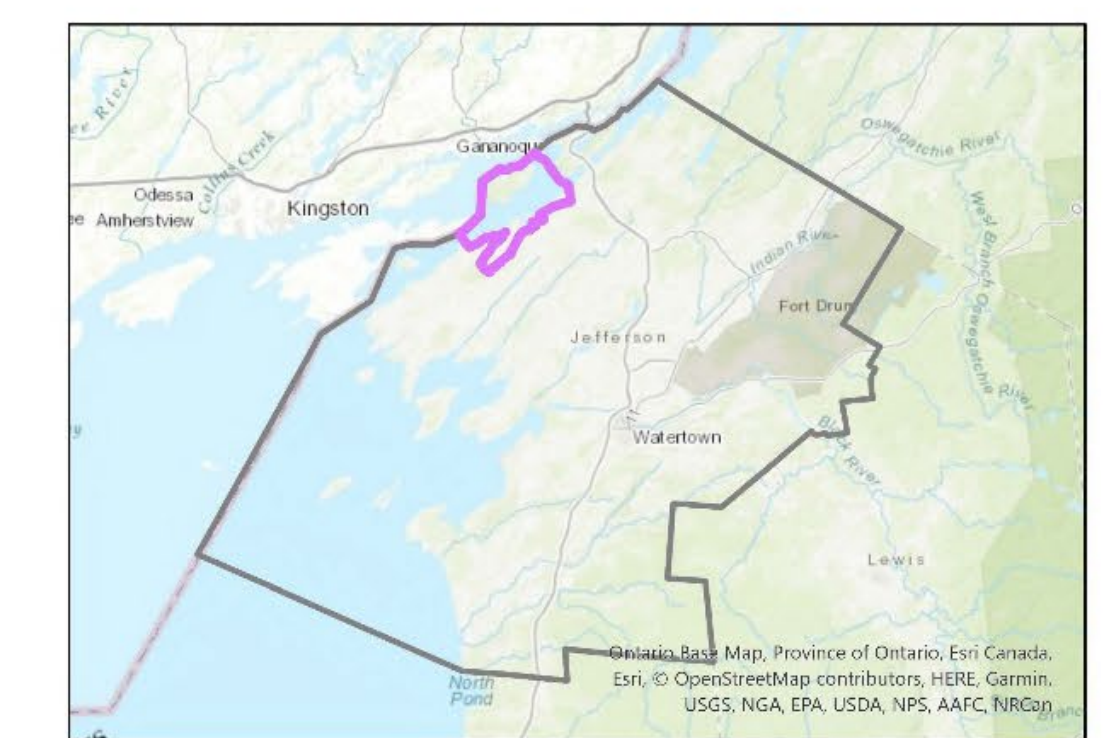
Local Waterfront Revitalization Plan

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D Transportation

February 2026



- Legend**
- Proposed WRA
 - Original Coastal Boundary
 - Village Boundary
 - Town Boundary
 - ~ River/Stream
 - + Railroad
 - ~ State Routes
 - ~ County Routes
 - ~ Local Roads
 - ~ Existing Greenway Trail
 - ~ Deteriorated Sidewalks
 - ~ Fair Sidewalks
 - ~ Good Sidewalks



MJ mjteam.com

Sources:
 Esri, NYS ITS, NYSDEC,
 DANC, Village of Clayton,
 Town of Clayton,
 Jefferson County

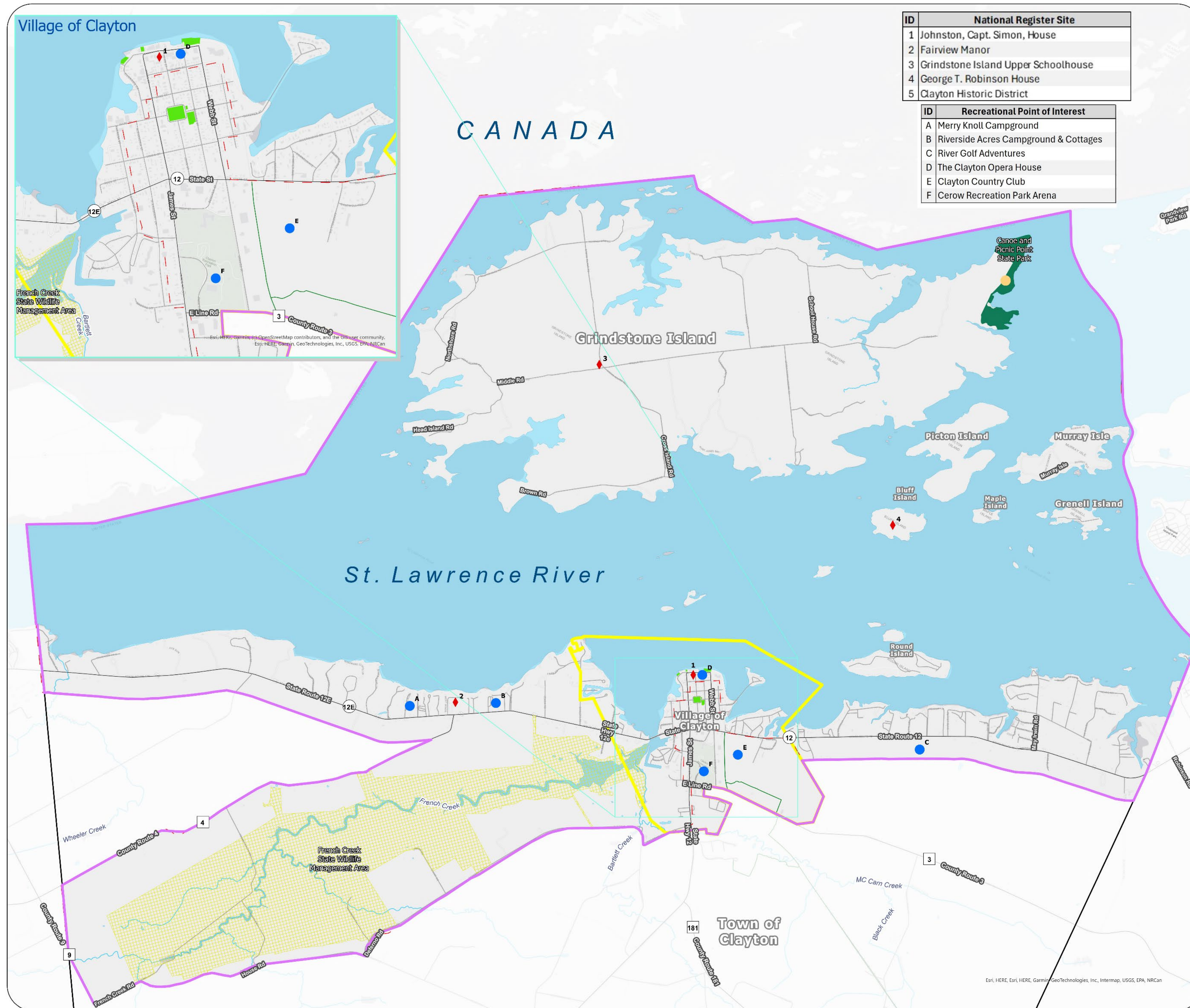
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TOWN AND VILLAGE OF CLAYTON

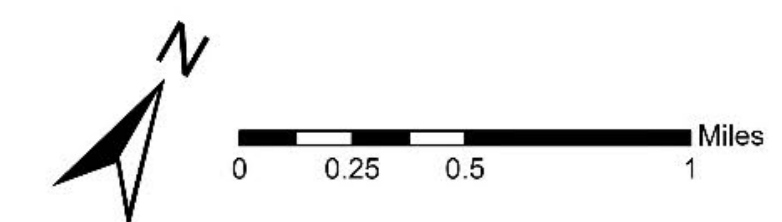
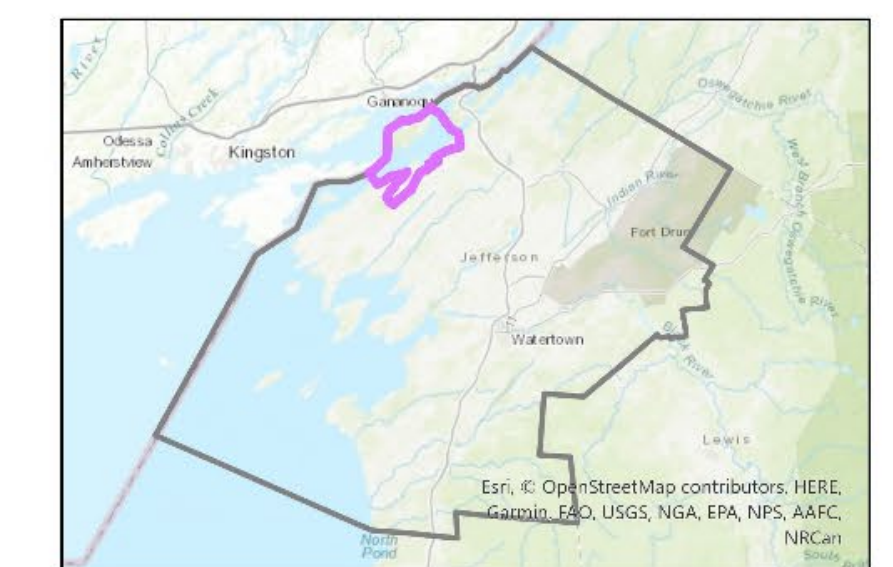
Local Waterfront Revitalization Plan

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Recreation & Historic Resources

February 2026



- Legend**
- Proposed WRA
 - Original Coastal Boundary
 - Village Boundary
 - Town Boundary
 - Roadways
 - Existing Greenway Trail
 - Railroad
 - Water Body
 - River/Stream
 - French Creek State Wildlife Management Area
 - Recreation & Historic Resources
 - National Register Points
 - Recreational Points of Interest
 - Public Beach
 - Parks by Jurisdiction
 - State Park
 - Village Parks



Sources:
Esri, NYS ITS, NYSDEC, DANC, Village of Clayton, Town of Clayton, Jefferson County

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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

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



Topics might include:

- Housing needs
- Employment
- Access to waterfront
- Transportation
- Local businesses
- Marinas or boat services
- Safety
- Public buildings or facilities

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



Place a sticker on the map to show where you recreate along the waterfront. Mark up the map to show us **what improvements are needed** in the Clayton waterfront area **and where!**

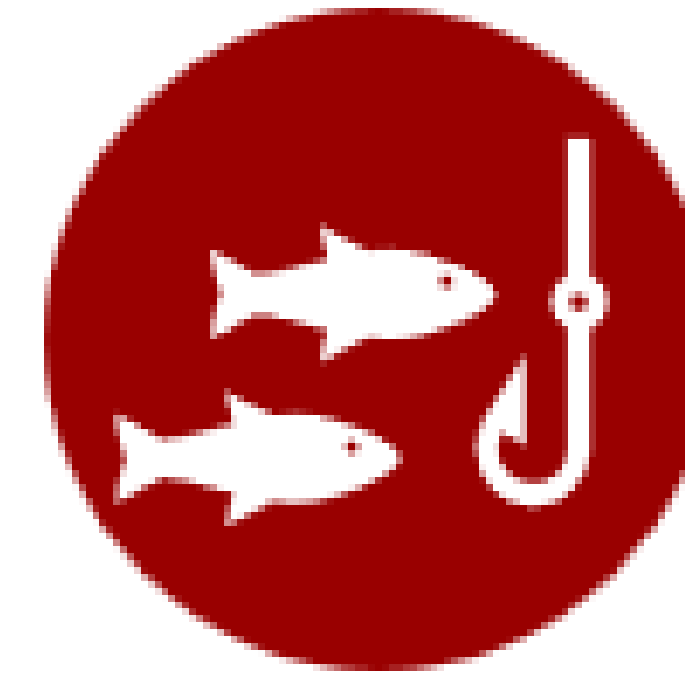
Canoe/Kayak



Boat (motorized)



Fish



Bicycle



Scuba Dive



Swim



Walk/Hike



Relax



TAKE THE WATERFRONT SURVEY



Scan the QR code to take the survey on your mobile device!