



Town and Village of  
**Clayton**



# **LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)**

## **WATERFRONT ADVISORY COMMITTEE (WAC)**

### **MEETING #1**

November 12, 2025

Village of Clayton Municipal Office | 425 Mary Street, Clayton





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# Agenda

- 01** Welcome & Introductions
- 02** Roles & Responsibilities
- 03** The LWRP Overview
- 04** Project & LWRP Schedule
- 05** Interactive Work Session:  
Opportunities & Challenges
- 06** Next Steps



# Introductions



**Nancy Hyde**, Mayor of the Village of Clayton

**Krista Dippel**, Clayton Local Development Corp.

**Tim Doney**, Supervisor of the Town of Clayton

**David Powers**, Barton & Loguidice

**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



# Introductions



Peter Zimmer, Department of State



Engineering  
Architecture  
Landscape Architecture  
and Land Surveying, P.C.



# 02

## Roles & Responsibilities



# Roles & Responsibilities



## Waterfront Advisory Committee (WAC)

- Review Materials
- Provide local insights & direction
- Project ambassadors

## Town/Village Staff

- Assist with logistics & grant administration
- Institutional insight

## Consultant Team

- Technical assistance
- Process facilitation

## Department of State (DOS)

- LWRP Program assistance & guidance



# 03

## The LWRP Overview



# LWRP OVERVIEW



Department  
of State



# LWRP Program Overview cont.

## ☑ 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)**



# LWRP Program Overview cont.



Circular nature to LWRP; one section helps form the next

# LWRP Program Overview cont.



## Section 1 – Waterfront Revitalization Area Boundary

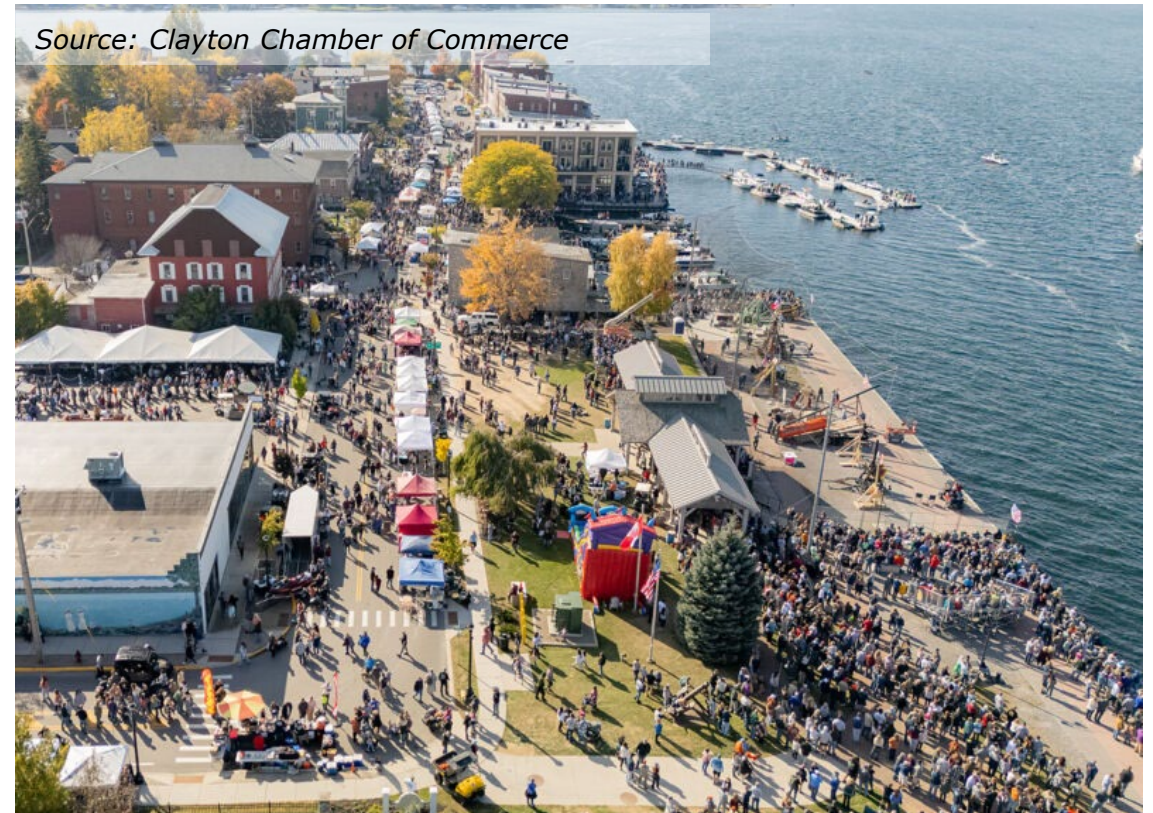


- Describes the Waterfront Revitalization Area (WRA) boundary
- Includes the existing coastal area boundary
- Includes the Harbor Management Area (HMA)
  - Not separately delineated from the WRA
  - Includes all the coastal waters and uplands, surface waters, and underwater lands within the WRA.

# LWRP Program Overview cont.

## WRA Boundary

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



# LWRP Program Overview cont.



## WRA Boundary cont.



- Determination of the WRA upland 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

# LWRP Program Overview cont.



## Section 2 – Inventory & Analysis



- Collect, map and analyze data to understand the study area:
  - Determine challenges and opportunities
  - Understand federal, state, and local regulations and authorities
  - Provides the basis/rationale for all applicable NYS coastal policies
  - Must include water-dependent and harbor uses to support the Harbor Management Plan (HMP)

# LWRP Program Overview cont.



## Example Waterfront Challenges and Opportunities Includes:

### Challenges

- Limited Public Access
- Reduced Scenic Quality
- Loss of Historic Resources
- Flooding and Erosion Hazards
- Competition for Space
- Water Pollution
- Ecological Degradation
- Economic Decline

### Opportunities

- New Public Access Areas
- High Scenic Quality Areas
- Preservation of Historic Resources
- Flooding and Erosion Planning
- Harbor Management Planning
- Water Quality Improvement Measures
- Ecological Restoration Areas
- Priorities for Tourism

# LWRP Program Overview cont.



## Section 3 – Local Waterfront Revitalization Policies



44 State Coastal policies regulate coasts and waterways for use of resources and protection of resources and are supported by state and local law.

- Under LWRPs, local discretionary actions are reviewed for consistency in accordance with existing regulatory processes to ensure that the LWRP policies are being implemented.
- Refining policy explanations:
  - Main policy statements must remain as written.
  - Communities can provide additional explanations to reflect local conditions

# LWRP Program Overview cont.

## Section 4 – Proposed Land & Water Uses & Proposed Projects

- Identifies:
  - Future/desired land and water uses
  - Short-term and long-term projects
- Proposed projects intend to:
  - Implement coastal policies
  - Advance desired land use(s)
  - Advance desired water use(s)



# LWRP Program Overview cont.



## Section 5 – Techniques for Local Implementation



- Describes Local laws and planning actions:
  - Zoning, site plan, stormwater management, design guidelines
- Management structure
  - Which local board will be responsible for consistency review?
- Financial resources:
  - Staff; capital projects
- Future actions
  - Catalyze private property investment

# LWRP Program Overview cont.

## Section 6 – State & Federal Actions Likely to Affect Implementation

- Based on DOS provided template that's consistent with Coastal Management Policies
- State and federal actions and programs which should be consistent with the LWRP
- State and federal actions necessary to implement the LWRP

### SECTION VI – STATE AND FEDERAL ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION

State and federal actions will affect and be affected by implementation of the LWRP. Under State Law and the U.S. Coastal Zone Management Act, certain State and federal actions within or affecting the local waterfront revitalization area must be consistent, or consistent to the maximum extent practicable, with the enforceable policies and purposes of the LWRP. This consistency requirement makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions, and helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State and federal agencies is also likely to be necessary to implement specific provisions of the LWRP.

#### 6.1 State Actions and Programs Which Should Be Undertaken in a Manner Consistent With the LWRP

Pursuant to the State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), the Secretary of State notifies affected State agencies of those agency actions and programs that are to be undertaken in a manner consistent with approved LWRPs. The following list of State actions and programs is that list. The State Waterfront Revitalization of Coastal Areas and Inland Waterways Act requires that an LWRP identifies those elements of the program that can be implemented by the local government, unaided, and those that can only be implemented with the aid of other levels of government or other agencies. Such statement shall include those permit, license, certification or approval programs; grant, loan subsidy or other funding assistance programs; facilities construction, and planning programs that may affect the achievement of the LWRP.

#### OFFICE FOR THE AGING

- 1.0 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

#### DEPARTMENT OF AGRICULTURE AND MARKETS

- 1.00 Agricultural Districts Program
- 2.00 Rural Development Program
- 3.00 Farm Worker Services Program
- 4.00 Permit and approval programs:
  - 4.01 Custom Slaughters/Processor Permit
  - 4.02 Processing Plant License



# LWRP Program Overview cont.

## ☑ Local Consistency Review Law

- The local consistency review law is a required element of the local program
- A consistency law includes:
  - Minor actions that are exempt from review
  - Procedures for review of non-exempt actions
  - Who is responsible for review
  - Coastal Assessment Form for review of actions



# LWRP Program Overview cont.

## ☑ Review process

- Submit LWRP draft sections sequentially per the DOS workplan for review by staff LWRP, legal, and consistency reviewers
- When the LWRP draft is ready, there are several remaining anticipated steps
  - Submit to DOS for Preliminary Legal Review
  - Prepare a Local Resolution to Accept the LWRP as ready for 60-day review
  - Initiate SEQRA
  - 60-day State Agency Review and comment revisions
  - County Planning Board Review (§239-L,M,N)
  - Finalize SEQRA
  - Local Adoption with Implementing Local Laws/Zoning Amendments
  - Final Legal Review
  - NYS Secretary of State Approval
  - Federal NOAA OCRM Approval and Revised Program Changes



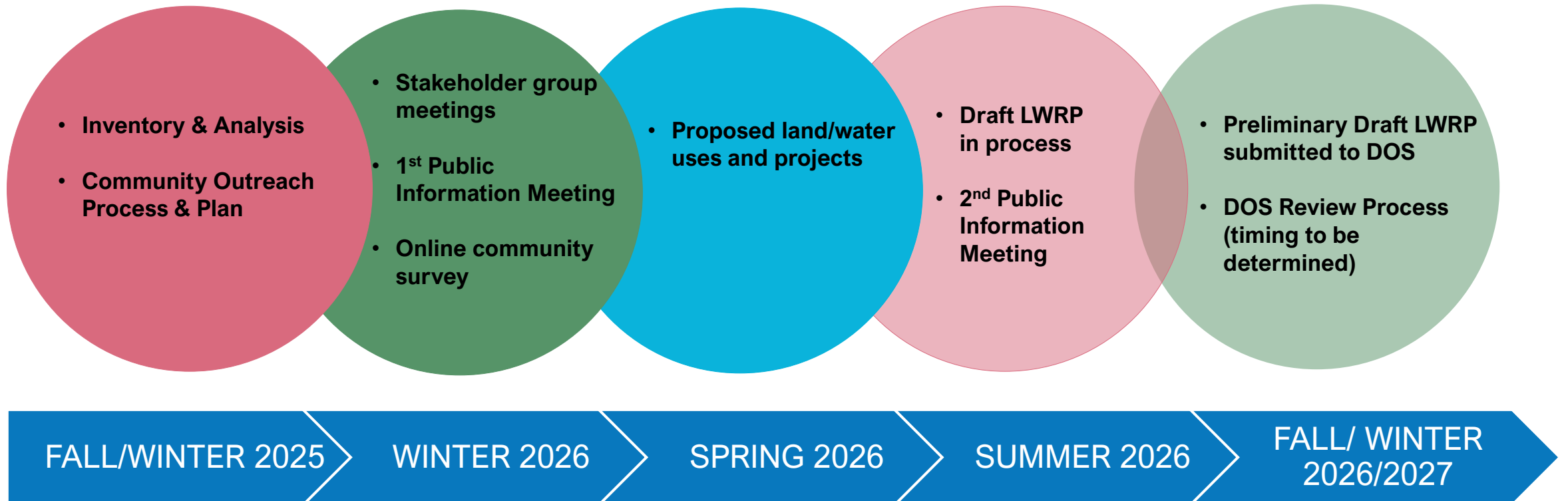
# 04

## Project & LWRP Schedule



Source: Clayton Chamber of Commerce

# Project & LWRP Schedule



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



# 05

## Interactive Work Session & Opportunities



Source: Google Maps

# Interactive Work Session

What are the Top 3 *challenges* in your waterfront area?



Source: Clayton Chamber of Commerce

# Interactive Work Session

What are the Top 3 *opportunities* in your waterfront area?



Source: [townofclaytonny.gov](http://townofclaytonny.gov)

# Interactive Work Session

## WRA Discussion



# 06

## Next Steps



# Next Steps

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- Schedule Next WAC Meeting - Virtual
- Confirm WRA Boundary
- Prepare Community Outreach Plan
- Gather Planning Documents & Data
- Existing Conditions Mapping & Inventory
- Identify Stakeholders



**Thank you**

