

JOINT TOWN/VILLAGE OF CLAYTON PLANNING BOARD

Organization: Town/Village of Clayton Planning Board

Date: October 3, 2024

Time: 7:00 p.m.

Place: Meeting Room at Cerow Recreation Park

- I. Call to Order
- II. Salute Flag
- III. Approval of Minutes
- IV. Communications
- V. Board Comments (other than agenda items)
- VI. Continuing Business
- VII. New Business
- VIII. Adjournment

#1. (Village)

Applicant: Antique Boat Museum

Action: Site Plan Review (continuation)

Site Location: 624 Mary Street & 816, 818, 820 & 824 Riverside Drive, Clayton, NY

Information: The applicant is proposing to construct a boat shop as a component of the Antique Boat Museum Campus in the Riverwalk A District.

#2. (Village)

Applicant: Bayside Marina and Mobile Home (continuation)

Action: Site Plan Review

Site Location: 1061 State Street Clayton, NY 13624 (Tax Map # 20.62-1-9)

Information: The applicant is proposing to construct a 14 ft. X 24 ft. building in support of a kayak rental business in a Marine Development District.

#3. Town

Applicant: CM Family, LLC

Action: Special Use Permit

Site Location: 37247 NYS Route 12E Clayton, NY 13624 (Tax Map # 30.06-1-2.71)

Information: The applicant is proposing to have horses on the premises for hobby purposes and the accompanying construction of a horse stable in a Marine Residential District.

VILLAGE OF CLAYTON

Zoning Officer

Richard Ingerson
Office Hours
Mon. Through Fri.
7:00 AM-12:00 PM & 1:00 PM-3:30 PM

Planning Department

405 Riverside Drive
Clayton, NY 13624
(315) 686-3512 Ext. 29
Fax (315) 686-2651

Planning Board

Douglas Rogers
Chairman
Sandra McMullen
Kevin Patchen
Adam Powers
Ed Higgins
Kevin Patchen
Therese Christensen
Alt's Alson Taylor
Thomas Williams

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, pursuant to Article IX, § 132-49 of the Village of Clayton's Local Zoning Law, a public hearing will be held by the Joint Town/Village of Clayton Planning Board on Thursday, **September 5, 2024 at 7:00 PM or soon after** in the **Town Recreation Park, 600 East Line Road**, for the purpose of considering a Site Plan Review application by **Bayside Marina & Mobile Home**, to erect a 14' x 24' building for kayak rental's (Small Retail/service) at 1061 State Street, Clayton in the Marine Development district, Tax Map # 20.62-1-9.

All parties in interest and citizens will be given an opportunity to be heard in respect to such application. Persons may appear in person or by agent. Written comments must be received prior to hearing. The above application is open for inspection at the **Town Offices, 405 Riverside Drive, Clayton, NY.**

Richard Ingerson
Zoning Officer

VILLAGE OF CLAYTON
APPLICATION FOR SITE PLAN REVIEW

Application #:	V-SPR-07-24
Date of Application:	8/5/24
Application Fee:	120.00 # 9399
Public Hearing Date:	9/5/24
Time:	7:00 PM
For Planning Board Use Only	

Zoning District: MD
Tax Map #: 20.62 Block #: 1 Lot #: 9

TO THE JOINT TOWN/VILLAGE PLANNING BOARD

A: Statement of Ownership and interest:

Bayside Marina + Mobile home park
The Applicant(s) Jeffrey Cohen + Ryan Cohen Phone# ()
is/are the owner(s) of property situated at the following
address: 1061 State st. Clayton NY 13624

The above-described property was acquired by the applicant(s) on
Date: 2004

B. Request:

Applicant(s) request(s) a Site Plan Review for the use of the property
for 14x24 Building For Kayak Rental Office as
provided by the Village of Clayton Zoning local law; and in support of
the application hereby submits the following:

ADDRESS EACH OF THE FOLLOWING ITEMS

1. The title of the drawing, including the name and address of the applicant and the person responsible for the preparation of such drawing. The "drawing" shall be defined as preliminary architectural drawing for buildings to be constructed, floor plans, exterior elevations and section and engineering plans to include street improvements, storm drainage and water supply and sanitary sewer facilities.

N/A

2. North arrow, scale and date.

N/A

3. A survey of property showing existing features, including contours, large street trees, buildings, structures, streets, utility easements, right-of-way, land use, zoning and ownership of surrounding property.

N/A

4. Existing bodies of water with high-water marks.

N/A

5. Floodplain boundaries, as determined by the Federal Emergency Management Agency.

N/A

6. A grading and drainage plan, showing existing and proposed contours.

N/A

7. The location, design, type of construction, proposed use and exterior dimensions of all buildings.

N/A

8. The location, design and type of construction of all off-street parking and truck-loading areas, showing ingress and egress.

N/A

9. Provisions for pedestrian access, including public and private sidewalks.

N/A

10. The location of outdoor storage and description of materials to be stored, if any.

N/A

11. The location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls, fences, roads, curbs, sidewalks and landscaping.

N/A

12. A description of the method of sewage disposal and the location, design and construction materials of such facilities and the proposed connections to existing storm and sanitary sewer lines.

N/A

13. A description of the method of securing public water and the location, design and construction materials and proposed connection to existing waterlines.

N/A

14. The location of fire and other emergency zones, including the location of fire hydrants.

N/A

15. The location, design and construction materials of all energy distribution facilities, including electrical, gas and solar energy.
N/A
16. The location, size, design and construction of all proposed signs.
N/A
17. The location and proposed development of all buffer areas, including existing vegetative cover.
N/A
18. The location and design of outdoor lighting facilities.
N/A
19. Identification of the location and amount of building area proposed for retail sales or similar commercial activity.
N/A
20. A general landscaping plan and planting schedule.
N/A
21. An estimated project construction schedule, including completion for each phase of building and parking and landscaped areas.
Start Sept. 1st end Sept. 15th
22. Identification of any federal, state or county permits required for the project's execution
N/A
23. A record of application for an approval status of all necessary permits from federal, state and county officials.
N/A
24. A freshwater wetlands permit, if required.
N/A
25. A description of proposed uses, hours of operation and projected volume and circulation of traffic generated both on and off site.
Kayak rental office
26. An engineering feasibility study of an anticipated problem which might arise due to proposed development, as required by the Joint Town/Village Planning Board.

N/A

27. An appropriate Environmental Assessment Form or draft Environmental Impact Statement and all other documentation required by the State Environmental Quality Review Act and the regulations thereto.

N/A

28. Filing fee

N/A

29. Site Plan Review Deposit if applicable

N/A

C. Substantiation for Request:

Applicant(s) allege(s) that the proposed Site Plan Use:

1. Would be in harmony with the character of the neighborhood because We already rent kayaks and this would be a dedicated place for them

2. Would not be detrimental to the property of other persons in the neighborhood because N/A

D. Special Features:

In addition to meeting the standards prescribed by the Zoning Ordinance, the applicant(s) agree(s) to provide N/A

_____ in order that the public convenience, welfare and safety will be further served.

E. Site Inspection:

Applicant agrees that members of the Joint Town/Village Planning Board may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board.

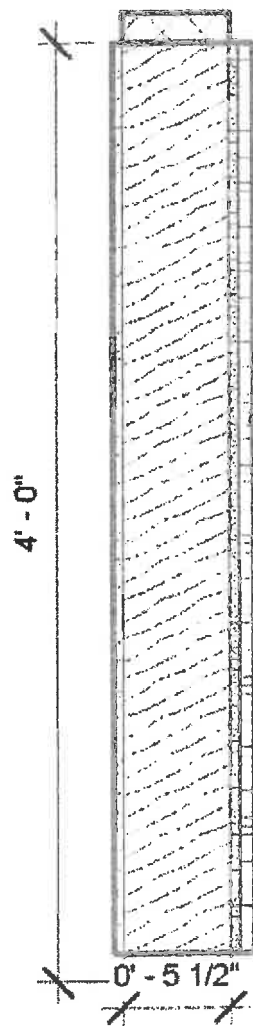
Please list preferred days/times: any day

Dated: 8/2/24

Applicants Name: Jeffrey Cohen (please print)
Address: Bayside marina 1061 state st. Clayton NY 13624

Applicants Signature: J. W.



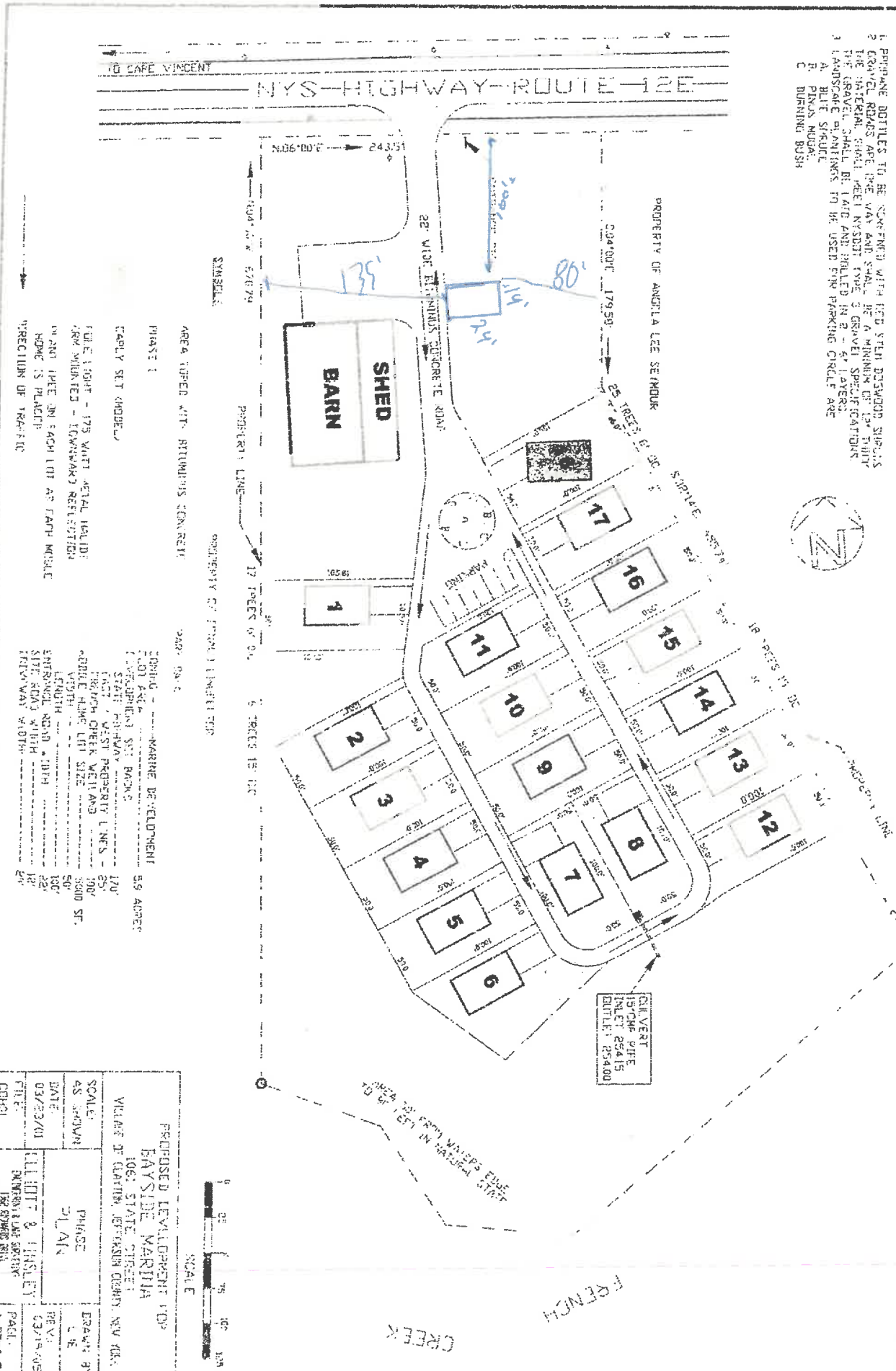


0.4" VINYL SIDING, 1" PROJECTION
MOISTURE BARRIER HOUSE WRAP
7/16" OSB (ORIENTED STRAND BOARD)
SHEATHING, GLUED AND STAPLED
2 X 6 KILN-DRIED STUDS @ 16" ON CENTRE
R-24 INSULATION
(NORTHERN ONTARIO (>5,000 DEGREE DAYS))
6 MIL CONTINUOUS AIR/VAPOUR BARRIER
1/2" GYPSUM BOARD
FINISH PAINT LAYER, STANDARD ACRYLIC

WALL W/ 2X6 TOP & BOTTOM PLATES
FINISHED FRONT AND BACK
UNFINISHED ENDS

2X6 FRAMED WALL

- NOTE:
1. PREPARE BOTTLES TO BE CONFORMED WITH IED STEEL DOCKWOOD SPECIFICATIONS
 2. GRAVEL ROADS ARE ONE WAY AND SHALL BE A MINIMUM OF 12" THICK. THE MATERIAL SHALL MEET NYSDOT TYPE 3 GRAVEL SPECIFICATIONS.
 3. LANDSCAPE PLANTINGS TO BE USED FOR PARKING CIRCLE ARE:
 - A. BLUE SPRUCE
 - B. PINUS MUGHA
 - C. BURNING BUSH



AREA TO BE CONFORMED WITH SITING REGULATIONS

PLANT 1

EMPLY SET (SHED)

FILE 1 FOOT - 175 VOLT METAL HALID

NEW MOUNTED - (TOWNAWK) REFLECTION

WIND TIEE ON EACH LOT AS FASH MISCLE

HOME IS PLACED

PRECEDENCE OF TRAFFIC

AREA TO BE CONFORMED WITH SITING REGULATIONS

EMPLY SET (SHED)

FILE 1 FOOT - 175 VOLT METAL HALID

NEW MOUNTED - (TOWNAWK) REFLECTION

WIND TIEE ON EACH LOT AS FASH MISCLE

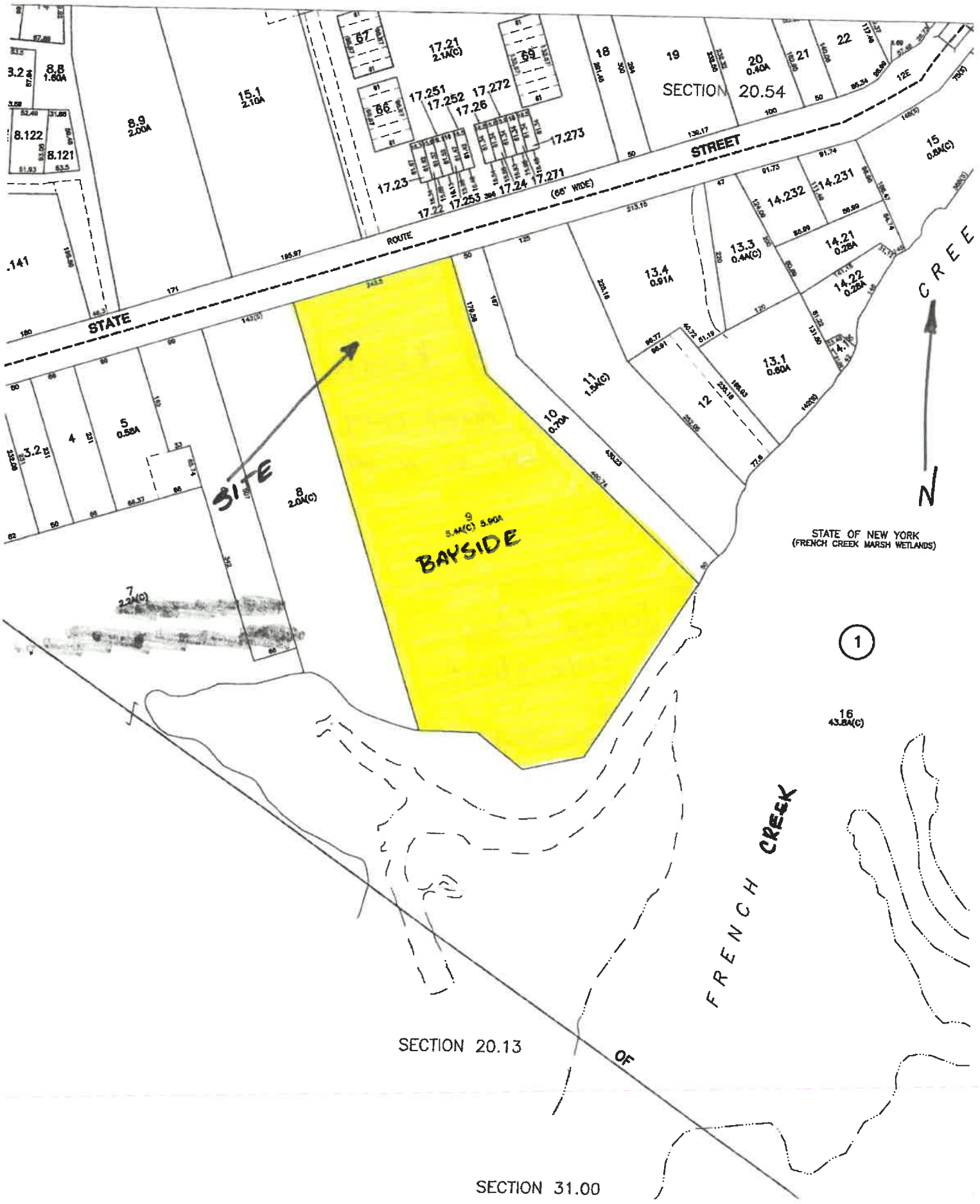
HOME IS PLACED

PRECEDENCE OF TRAFFIC

PROPOSED LEVEL DEVELOPMENT FOR		SCALE:	PHASE	DATE:	DRAWN BY
BAYSIDE MARTIN		AS SHOWN	PLAN	03/23/01	REV: 1
1065 STATE STREET					03/15/05
VILLAGE OF CLAYTON, WYOMING COUNTY, NEW YORK					
FILE:	CLAYTON & HANLEY	ENGINEER & LAND SCAPER	DATE:	03/23/01	PAGE:
CD-01		1065 STATE STREET	WYOMING COUNTY, NEW YORK		9



OBJECTID	Parcel ID Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
14043	20.54-1-15.1	Whiskey River Cottages LLC	715 Riga Mumford Rd P.O. Box 53	Churchville	NY	14428
14045	20.54-1-17.21	French Creek Bay Estates Inc	1049 State St	Clayton	NY	13624
14227	20.62-1-10	Seymour, Angela Lee	1047 State St	Clayton	NY	13624
14228	20.62-1-11	Carter, Myrna	State Office Bldg	Watertown	NY	13601
14239	20.62-1-16	New York State DEC	1555 State St	Watertown	NY	13601
14248	20.62-1-8	1075 State St LLC	5201 Hoag Ln	Fayetteville	NY	13066
14249	20.62-1-9	Bayside Marina & Mobile Home				



STATE OF NEW YORK
(FRENCH CREEK MARSH WETLANDS)

1

SECTION 31.00

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: New 14x24 Kayak rental office			
Project Location (describe, and attach a location map): Across from existing			
Brief Description of Proposed Action: to use as a office			
Name of Applicant or Sponsor: Jeffrey Cohen		Telephone: [REDACTED]	
Address: 5201 1061 State street		E-Mail: [REDACTED]	
City/PO: Clayton NY		State: NY	Zip Code: 13624
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
DOH, intent to construct Form			NO YES
3.a. Total acreage of the site of the proposed action?		5.4 acres	
b. Total acreage to be physically disturbed?		0.0077 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.4 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		✓	
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			✓
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>None</u>	NO	YES	
	✓		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>None</u>	NO	YES	
	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		✓	
b. Is the proposed action located in an archeological sensitive area?		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
		✓	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓	
		✓	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
			N/A
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	✓		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO	YES
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jeffrey Cohen</u>	Date: <u>8/23/24</u>	
Signature: <u>J. Cohen</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing:		
a. public / private water supplies?	✓	
b. public / private wastewater treatment utilities?	✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

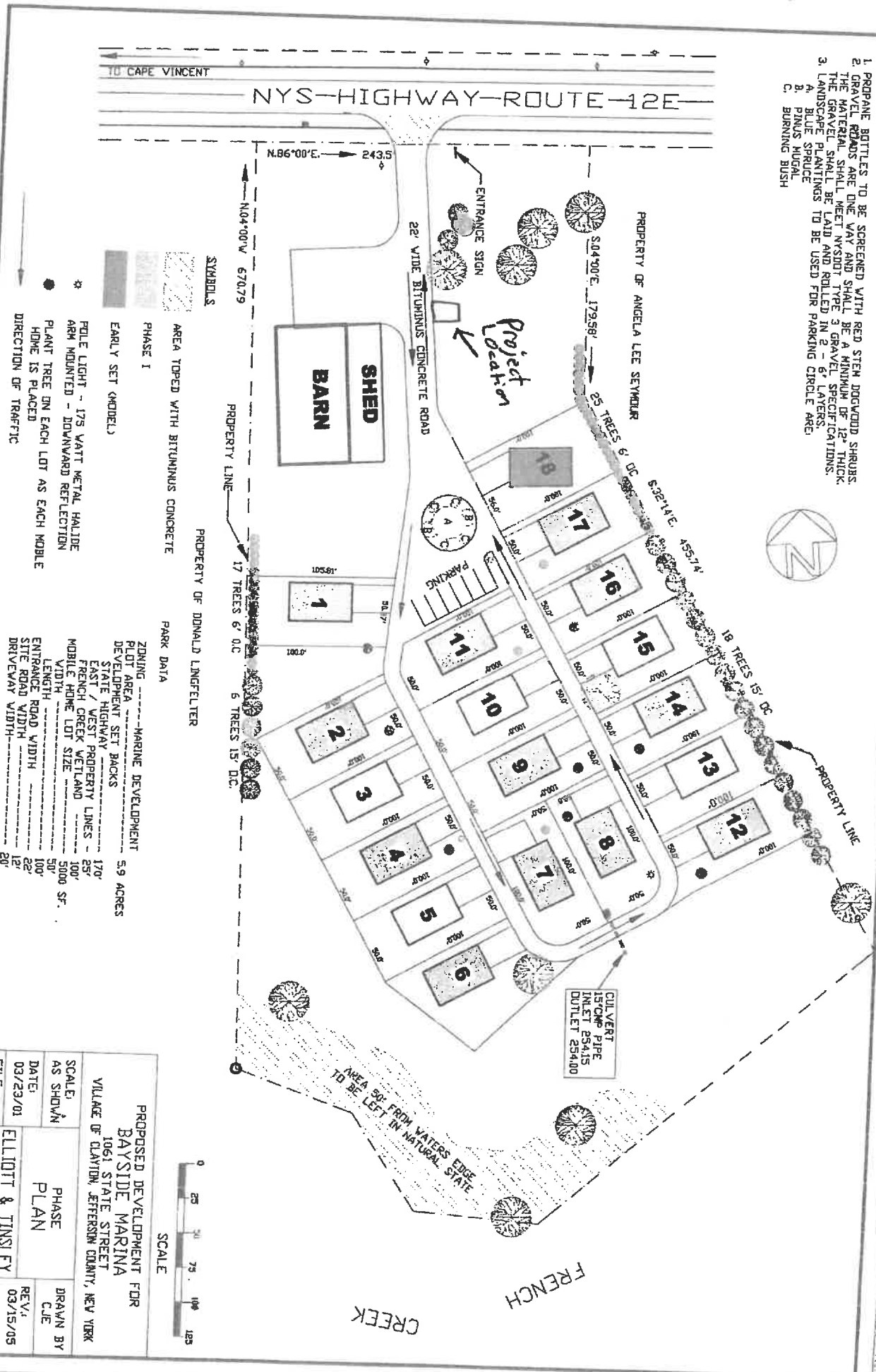
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

NOTES

1. PROPANE BOTTLES TO BE SCREENED WITH RED STEM DOGWOOD SHRUBS.
2. GRAVEL REMAINS ARE ONE VARI AND SHALL BE A MINIMUM OF 12" THICK. THE MATERIAL SHALL MEET VARI TYPE 3 GRAVEL SPECIFICATIONS.
3. LANDSCAPE PLANTINGS TO BE USED FOR PARKING CIRCLE ARE:
 - A. BLUE SPRUCE
 - B. PINUS MUGAL
 - C. BURNING BUSH



SYMBOLS

- [Hatched Box] AREA TOPED WITH BITUMINOUS CONCRETE
- [Dotted Box] PHASE 1
- [Solid Box] EARLY SET (MODELS)
- [Star] POLE LIGHT - 175 WATT METAL HALIDE ARM MOUNTED - DOWNWARD REFLECTION
- [Circle with Dot] PLANT TREE ON EACH LOT AS EACH MOBILE HOME IS PLACED
- [Arrow] DIRECTION OF TRAFFIC

PARK DATA

ZONING - MARINE DEVELOPMENT

PLOT AREA - 5.9 ACRES

DEVELOPMENT SET BACKS

- STATE HIGHWAY - 170'
- EAST WEST PROPERTY LINES - 25'
- FRENCH CREEK WETLAND - 100'
- MOBILE HOME LOT SIZE - 500 SF.
- LENGTH - 50'
- WIDTH - 100'
- ENTRANCE ROAD WIDTH - 22'
- SITE ROAD WIDTH - 22'
- DRIVEWAY WIDTH - 20'

<p>PROPOSED DEVELOPMENT FOR BAYSIDE MARINA 1961 STATE STREET VILLAGE OF CLAYTON, JEFFERSON COUNTY, NEW YORK</p>		<p>PHASE PLAN</p>	<p>DRAWN BY CUE</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: 03/23/01</p>	<p>ENGINEER: LAM BERTINO 182 BROWN DRIVE WATERLOO, NY 13140</p>	<p>REVISION: 03/15/05</p>
<p>FILE: CDH01</p>	<p>ELLIDIT & TINSLEY</p>	<p>PAGE: 1 of 9</p>	

TOWN OF CLAYTON

Zoning Officer

Richard Ingerson
Office Hours
Mon. Through Fri.
7:00 AM-12:00 PM & 1:00 PM-4:00 PM

Planning Department

405 Riverside Drive
Clayton, NY 13624
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Planning Board

Douglas Rogers
Chairman
Edward Higgins
Terese Christensen
Kevin Patchen
Ronald Duford
Edward Higgins
Sandra McMullen
Alt: Alson Taylor
Thomas Williams

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, pursuant to Section 235-5(A) of the Town of Clayton Zoning Ordinance, a public hearing will be held by the Joint Town/Village of Clayton Planning Board on **October 3, 2024 at 7:00 PM** or soon after at the Town's Recreation Park 600 East Line Road, Clayton NY 13624 for the purpose of considering a Special Use Permit application by **CM Family LLC** Horses for hobby purposes and a Horse Barn at 37247 NYS Route 12E, Clayton NY 13624 in the Marine-Residential district, Tax Map # 30.06 Block # 1 Lot # 2.71.

All parties in interest and citizens will be given an opportunity to be heard in respect to such application. Persons may appear in person or by agent. Written comments must be received prior to hearing. The above application is open for inspection at the **Town office, 405 Riverside Drive, Clayton, NY.**

Richard Ingerson
Zoning Officer

**TOWN OF CLAYTON
APPLICATION FOR A SPECIAL USE PERMIT**

Application #: T-SUP-001-24
Date of Application: 9/9/2024
Application Fee: \$120.60 # 1424
Public Hearing Date: 10/3/24 Time: 7:00 PM

Zoning District: MR Marine Residential
Tax Map #: 30.06 Block #: 1 Lot #: 2.71

TO THE JOINT PLANNING BOARD

A. Statement of Ownership and interest:
The Applicant(s) Miles & Maureen Capra Phone #: [REDACTED]
Is/are the owner (s) of property situated at the following
address: 39247 State Route 12E
Clayton NY 13624
The above-described property was acquired by the applicant (s) on
Date: December 2023

B. Request:
Applicant (s) request (s) a Special Use Permit for the use of the property
for Equine - Equestrian Estate
as provided by Articles V, VI, and IX, Town of Clayton Zoning Ordinance; and in support
of the application hereby submits the following:

1. Legal description of the subject premises, including a recent survey.
2. Drawings of structures, parking, docking, pavements, access routes and other physical construction on the site, as well as sketches of planned improvements.
3. Site plan showing all significant distances and dimensions (as required by the Town Planning Board).
4. Study of traffic impact and indication of proposed parking spaces.
5. Sketches of proposed landscaping and buffering as required.
6. SEQR Environmental Assessment Form – short or full form as required.
7. Any other information required by the Town Planning Board.
8. Filing fee, as established by the Town Board.

C. Justification For Request:

Applicant (s) allege (s) that the proposed Special Use Permit:

1. Would be in harmony with the character of the neighborhood because:
The farm Fox Run has always been a farm until
the last decade. Its lush acres and beautiful green
surroundings horses would only be an added beauty to
our beloved home Fox Run.

2. Would not be detrimental to the property of other persons in the neighborhood because: I would follow all rules to be sure. I have personally spoke to most of my neighbors who would be delighted to see horses on the farm!

D. Special Features:

In addition to meeting the standards prescribed by the Zoning Ordinance, The applicant(s) agree (s) to provide: a beautiful Equestrian facility with all the amenities.

_____ in order that the public convenience, welfare and safety will be further served.

E. Site Inspection:

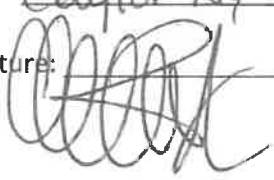
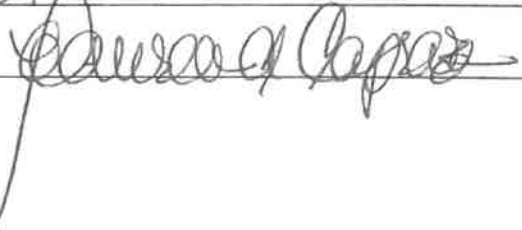
Applicant agrees that members of the Joint Town/ Village Planning Board may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board.

Please list preferred days/times: Any day

Dated: Aug 29 2024

Applicants Name: Charles G Caprara / Maureen A Caprara (please print)


Address: 37247 State Route 17E
Clayton NY 13624

Applicants Signature:  

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Charles & Maureen Caprara</i>	2. PROJECT NAME <i>Fox Run Farm</i>
3. PROJECT LOCATION: Municipality <i>Town of Clayton</i> County <i>Jefferson</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>37247 State Route 12E CLAYTON NY 13624</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>to build a barn for horses as beautiful as the custom barn that exists</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>45 total</i> acres Ultimately <i>.25</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>Charles G Caprara</i> Date: <i>Aug 29 2024</i> Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
 No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
 No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
 No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination

 Name of Lead Agency

 Date

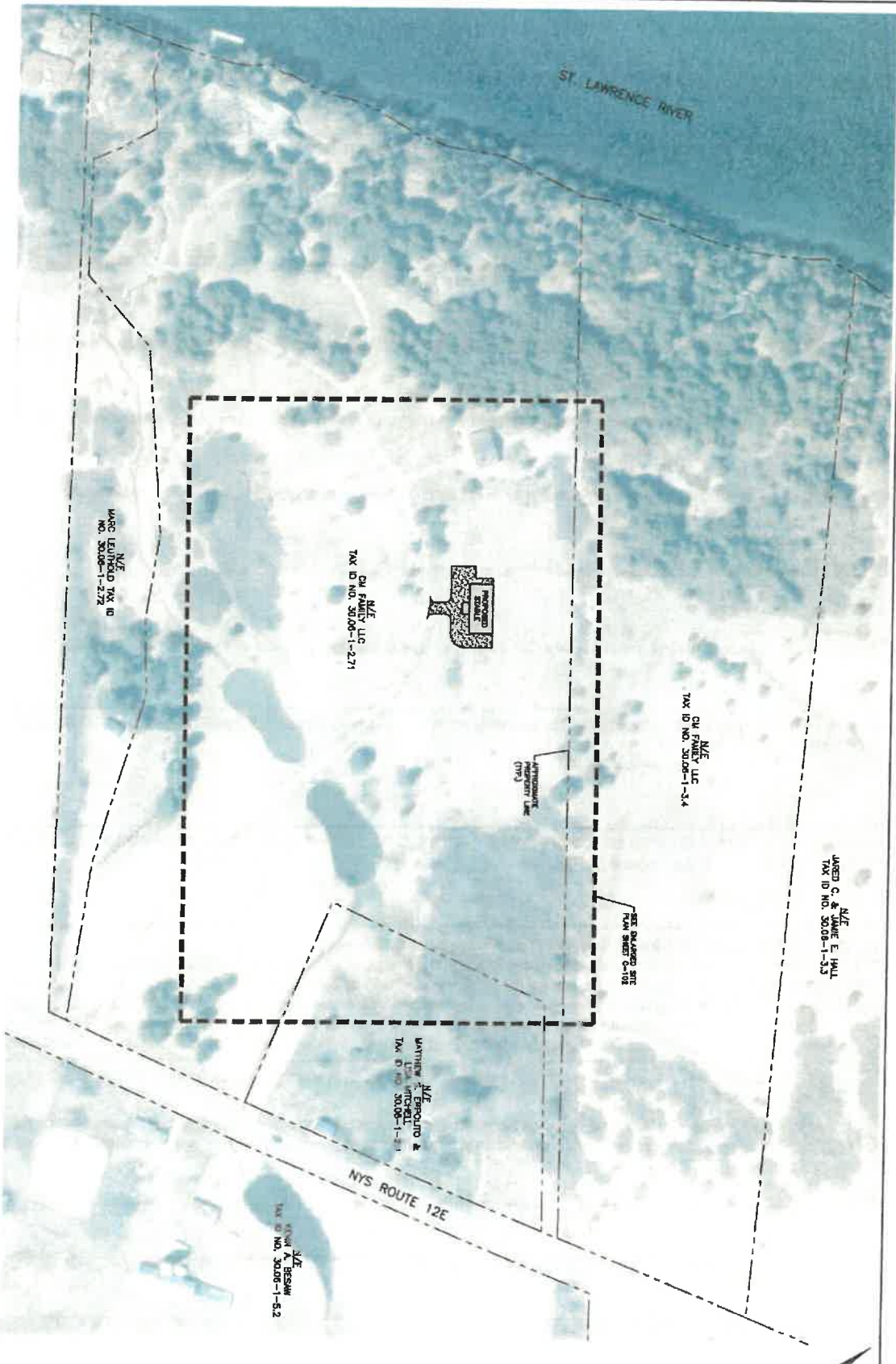
 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (If different from responsible officer)

Reset



PLAN
SCALE 1"=50'

1"=50'
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 150
 THIS DRAWING HAS BEEN PREPARED BY THE ENGINEER'S OFFICE IN THE FIELD, AND THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE SURROUNDING AREA. THE ENGINEER'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE SURROUNDING AREA. THE ENGINEER'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE SURROUNDING AREA.

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 DATE: 09/12/2024

SHEET #
 C-101

DATE
 SEPTEMBER 2024

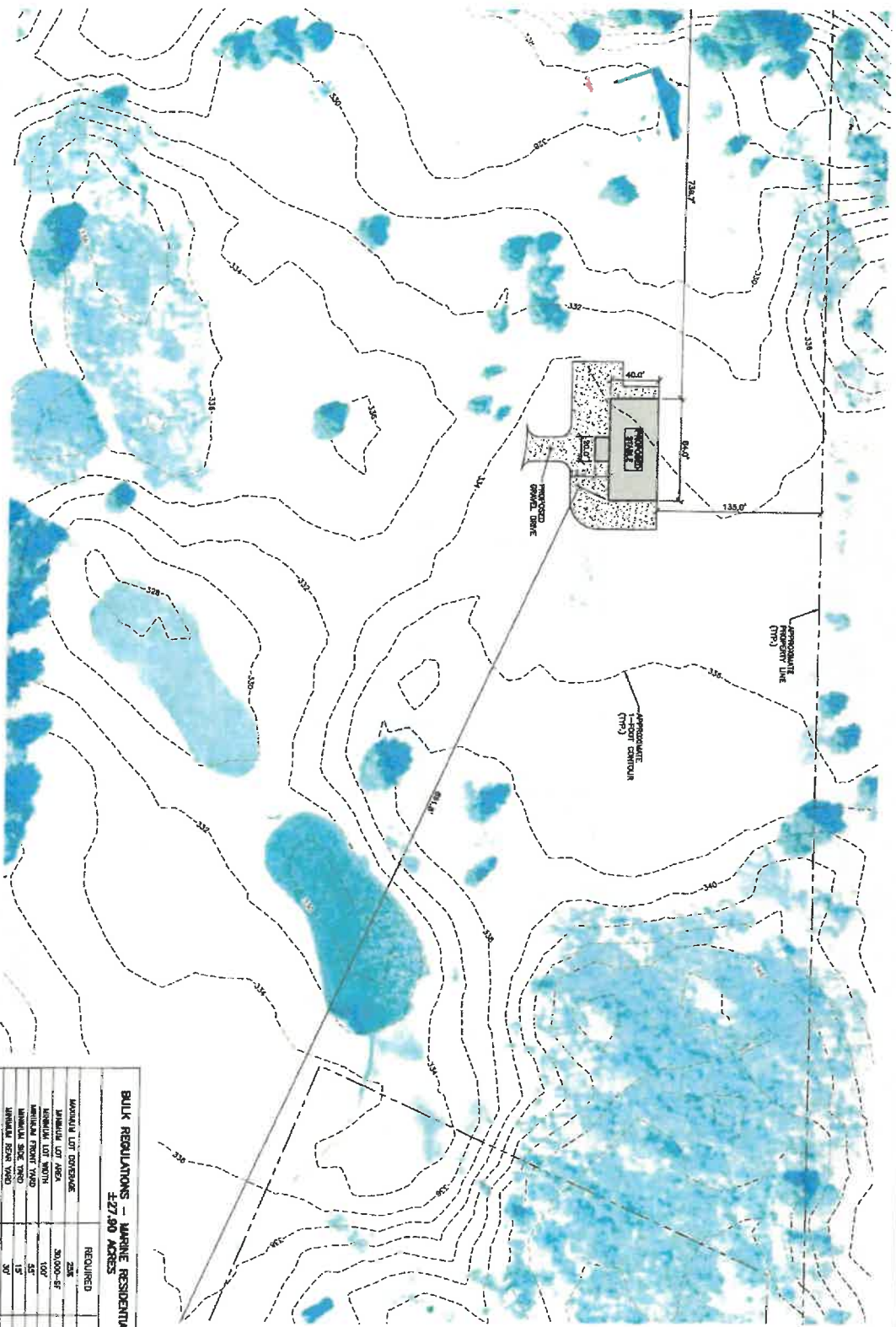
PROJECT #
 24-008

CAPRARA PROPERTY
 37247 NYS RTE 12E
 TOWN OF CLAYTON
 JEFFERSON COUNTY

MBL
 ENGINEERING P.C.

OVERALL SITE
 & KEY PLAN

NO.	DATE	ISSUED FOR SITE PLAN REVIEW
1	8/12/24	DRAWING RELEASE



PLAN
SCALE: 1"=40'

THIS DRAWING WAS PREPARED BY THE SOLE PRACTICE IN THE TITLE INDICATED AND IS A WARRANTY OF THE QUALITY OF THE WORK AND NOT A WARRANTY OF THE ACCURACY OF THE DATA PROVIDED. THE PRACTICE MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE DATA PROVIDED OR THE RESULTS THEREOF. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE DATA PROVIDED. THE PRACTICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSEQUENCES ARISING THEREFROM.

BULK REGULATIONS - MARINE RESIDENTIAL - MR			
#27.90 ADRES			
APPLICABLE LOT DIMENSION	REQUIRED	PROVIDED	COMMENTS
MINIMUM LOT DEPTH	25.00'-0"	24.15'-0"	24.15'-0"
MINIMUM LOT WIDTH	100'	89.12'	89.12'
MINIMUM FRONT YARD SETBACK	15'	15.00'	15.00'
MINIMUM SIDE YARD SETBACK	5'	5.00'	5.00'
MINIMUM REAR YARD SETBACK	5'	5.00'	5.00'
MAXIMUM BUILDING HEIGHT	35'	35'	35'

PRELIMINARY
NOT FOR
CONSTRUCTION
DATE: 09/12/2024

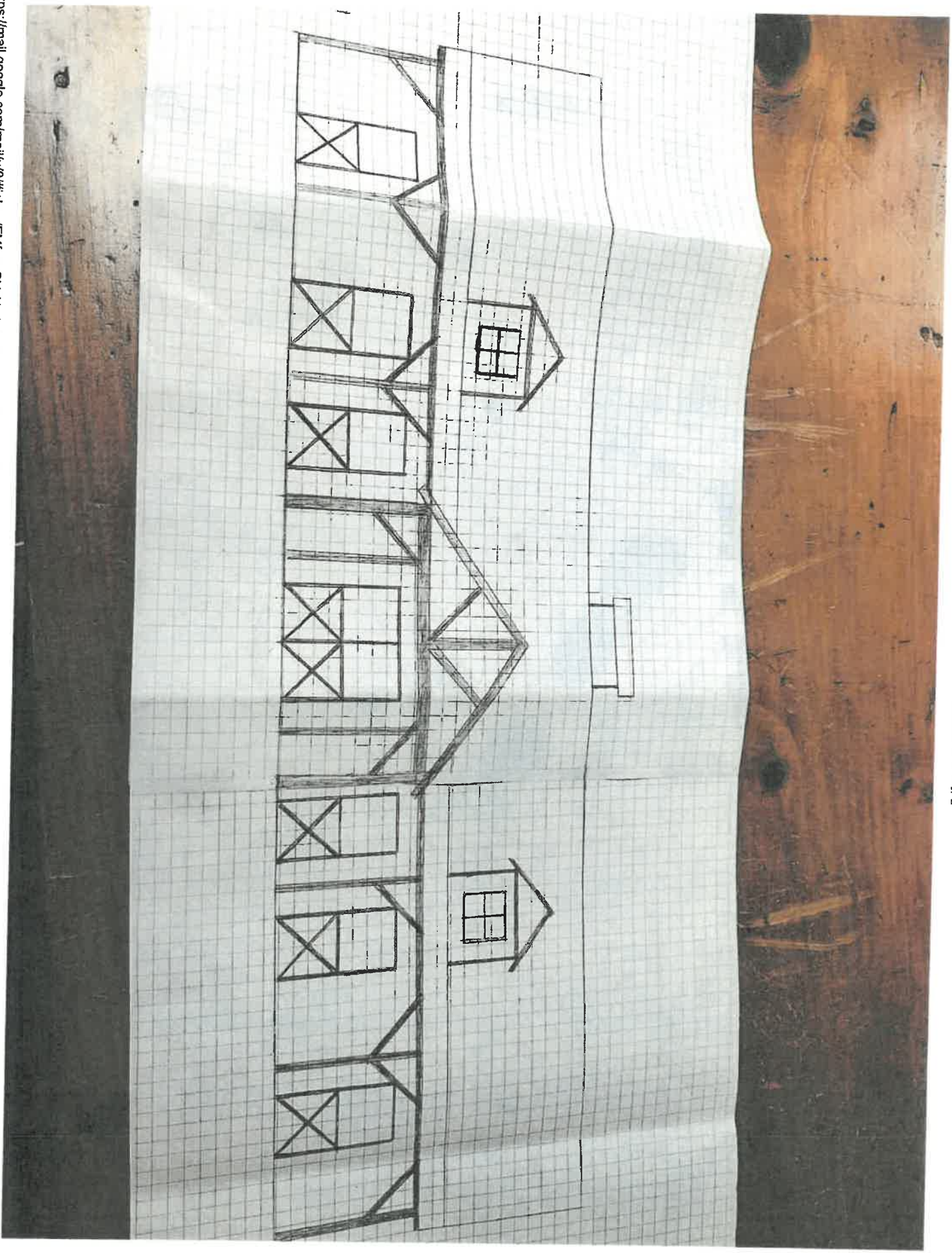
DATE: SEPTEMBER 2024
PROJECT # C-102

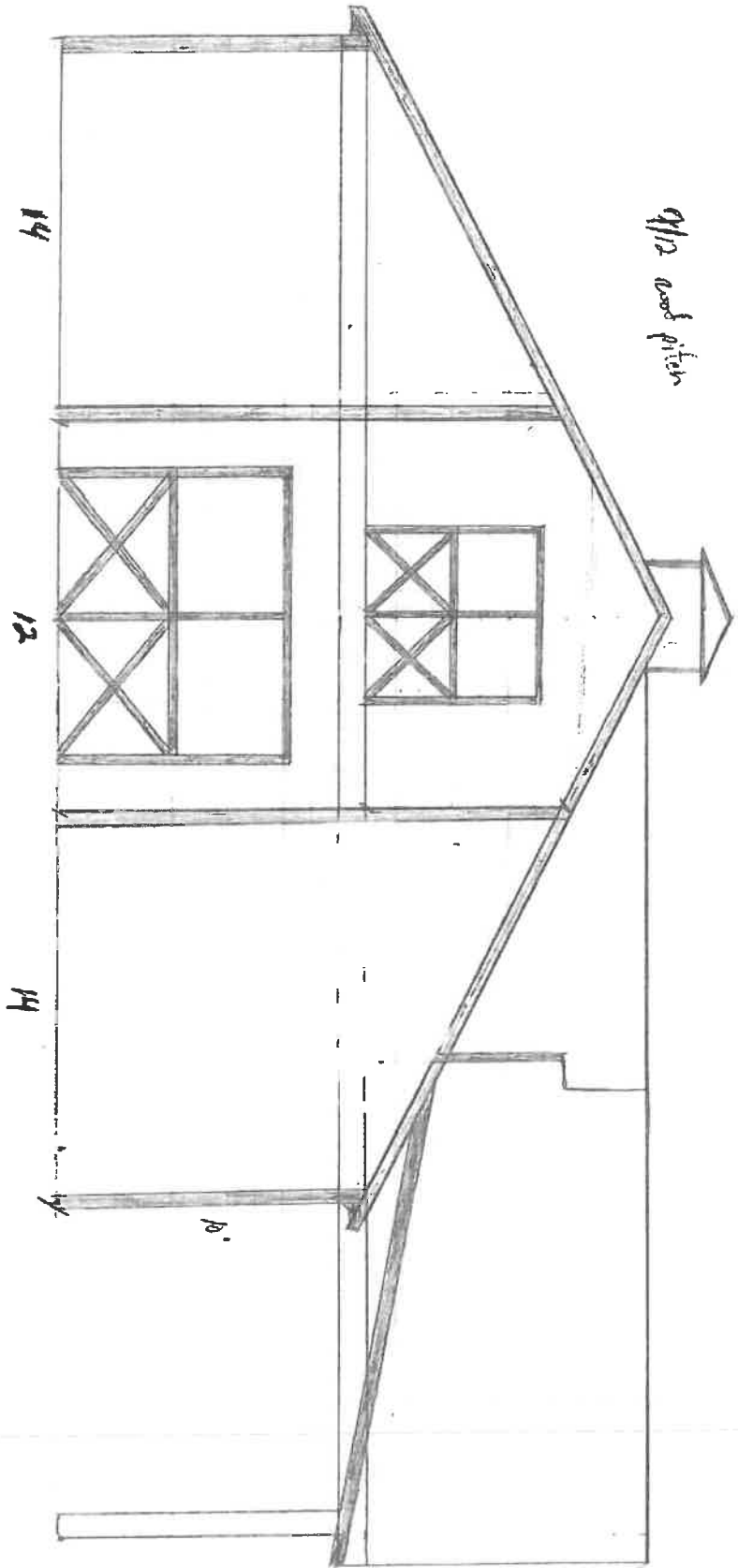
CAPRARRA PROPERTY
37247 NYS RTE 12E
TOWN OF CLAYTON
JEFFERSON COUNTY

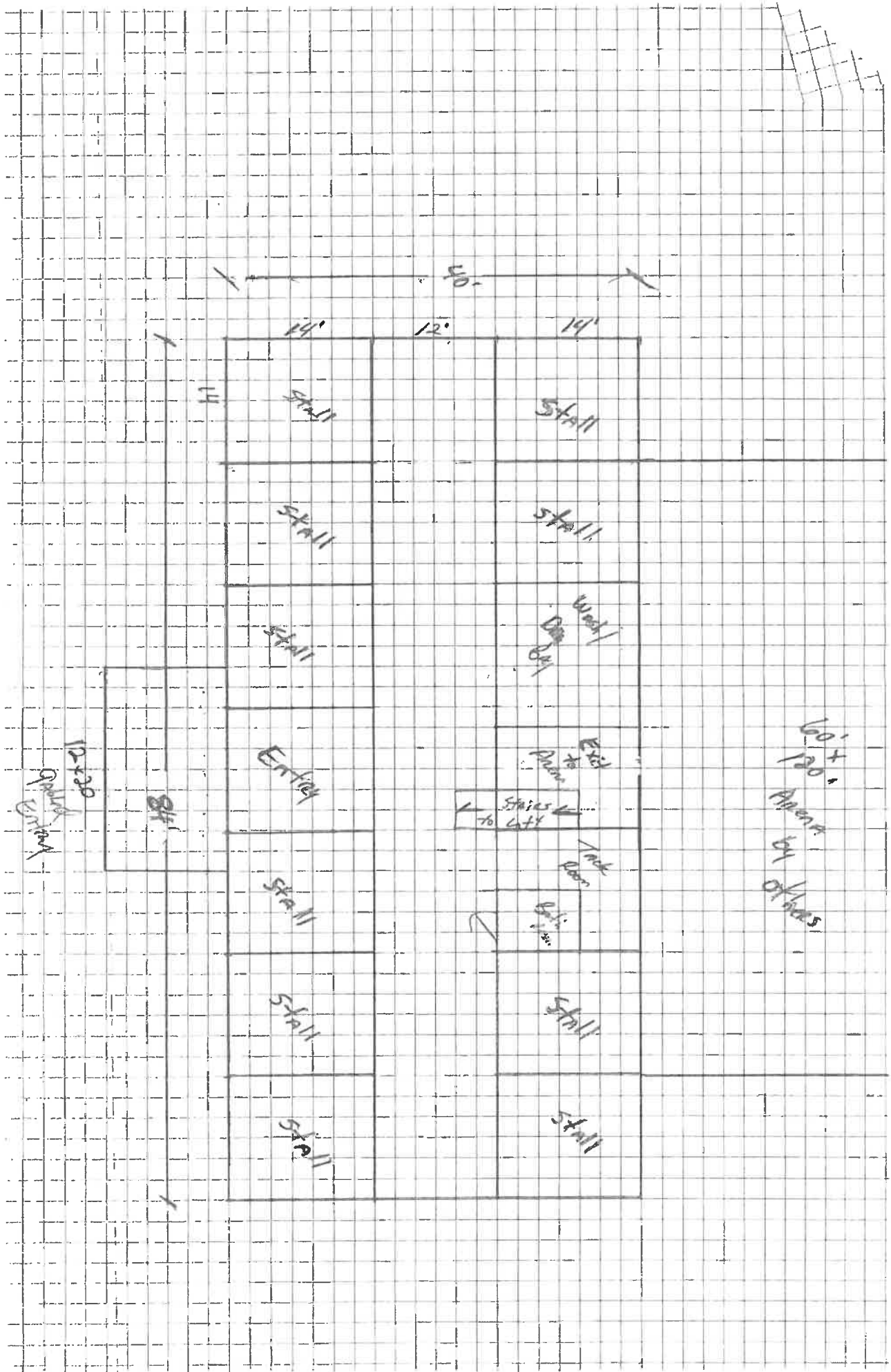


SITE PLAN

DATE: 9/12/24	ISSUED FOR SITE PLAN REVIEW
NO.:	DATE:
DATE:	DRAWING RELEASE:







**JEFFERSON COUNTY PLANNING BOARD
REFERRAL NOTICE**



PART 1) MUNICIPAL INFORMATION

Municipality referring project: Town of Clayton

Board referring project: Planning Board ZBA City Council
 Village Board Town Board

Contact Name: Richard A. Ingerson

Address: 405 Riverside Drive, P.O Box 379
Clayton, NY 13624

Phone #: 315-686-6013

(Referral certification MUST BE SIGNED on page 3) Date: 9/12/2024

PART 2) REFERRAL TYPE AND PROXIMITY

Type of action(s): Check all that apply:

- | | |
|--|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Area Variance |
| <input checked="" type="checkbox"/> Special Permit | <input type="checkbox"/> Use Variance |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Comprehensive Plan Update / Adoption |
| <input type="checkbox"/> Zoning Law Amendment | <input type="checkbox"/> Land Use Moratorium |

The referral is required because the property is located within 500 ft. of: Check all that apply.

- | | |
|---|--|
| <input checked="" type="checkbox"/> NYS/US Route # <u>12E</u> | <input type="checkbox"/> County Road # _____ |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> NYS / County Park / Recreation Area |
| <input type="checkbox"/> NYS/County owned land | <input type="checkbox"/> County R-O-W for a stream or drainage channel |
| | <input checked="" type="checkbox"/> Farm operation located in an Agricultural District |

Submission materials provided (full statement of the action): Check all that apply.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Local application form | <input checked="" type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> Text of Amendment | <input type="checkbox"/> Zoning Map changes |
| <input checked="" type="checkbox"/> SEQR Short Form or Full EAF | <input checked="" type="checkbox"/> Other materials submitted by applicant |

- All three pages must be completed and returned -

PART 3) PROJECT/ZONING INFORMATION

Applicant Name and Mailing Address: CM Family LLC/Charlie Caprara
270 Paddock Street
Watertown, NY 13601

Property Address or Location: 37247 NYS Route 12E

Tax Parcel Number(s): 30.06-1-2.71

Proposed use as defined in the Zoning Law: Horses of Hobby Farm

Description of the project: Erect a 40' x 84' with a 12' x 20' Gable end for a Hoddy horse farm.

Zoning district the property is in: MR

Existing or current land use of the property: Residential

PART 4 a) NEEDED INFORMATION FOR ZONING TEXT\MAP AMENDMENTS OR MORATORIUMS:

In addition to the zoning amendment or moratorium text: (please provide) and Check all that apply.

- The public purpose or rationale for considering the amendment
- The section in the local zoning law the amendment addresses
- The zoning map or official map the amendment may be based on

PART 4 b) NEEDED INFORMATION FOR VARIANCES, SITE PLAN REVIEWS OR SPECIAL PERMITS:

A site plan showing (ALL MUST BE PROVIDED):

- Scale (suggest 1 inch = 20 feet if site is less than 1 acre, or smaller scale for larger sites)
- North Arrow Location map
- Physical characteristics of the site - existing and proposed
- Layout plan showing buildings, parking, parking spaces, driveways, and pedestrian areas
- Plans for either connecting to municipal water and sewer or septic and well locations
- Surface and subsurface drainage plan, (incorporated within layout plan or on separate sheet)
- Locations, dimensions, and detail of lighting, landscaping, and signs
- Environmental features of the site (eg. creeks, streams, brush, wooded areas, wetlands)

- The above site plan items are typically required by local zoning laws -

PART 5) REFERRAL CHECKLIST CERTIFICATION:

ALL actions require the following:

- Completed Jefferson County Planning Board Referral Notice (All parts of this form)
- SEQR - completed Environmental Assessment Form or Environmental Impact Statement
- Agricultural Data Statement - when applicable
- Full statement as required by GML 239m and the local zoning law\ordinance - see pg. 4

Municipal Official Certification:

- A copy of all information* required by the zoning law of referring municipality is included.
- OR
- The following submission requirements from the local zoning law have been waived by official action of the referring board: _____

As attested by: _____ (signature of appropriate municipal official)

*** Incomplete information\plans may result in the delay of CPB review.**

The County Planning Board meets the last Tuesday of every month.

Referral deadlines are 12 days before each meeting.

Send Referral to:

David Prosser, Chair

Jefferson County Planning Board

239m Referral

175 Arsenal Street

Watertown NY 13601

If you have any questions about the referral process or whether a project should be referred, please call the County Planning Office at 785-3144.

What is a “Full Statement”?

According to NYS General Municipal Law Section 239-m, a “full statement” of the proposed action includes all materials required by and submitted to the local board as an application. This includes the completed environmental assessment form as well as all other materials required to make a determination of significance pursuant to the State Environmental Quality Review Act. When the proposed action is the adoption or amendment of a zoning ordinance or law, the “full statement of such proposed action” also includes the complete text of the proposed ordinance or local law as well as all existing provisions to be affected thereby, if any.

The local board has an obligation to the residents of their community to conduct a thorough and informed review of projects before them. In order to do this, the local board should, at a minimum, only accept project plans that are drawn to scale and show the complete site with all existing and proposed structures. The CPB can not assess potential county-wide or inter-municipal impacts of a referral unless the plans are an accurate depiction of the project site.

TOWN OF CLAYTON

Local Law 2 of 2024 Amendments to Chapter 235 Town of Clayton, New York Zoning Ordinance

ADD

Chapter 235-2

Agricultural Use: The raising of fruits, vegetables and the like for sale and the structures incidental thereto inclusive of horses for hobby purposes only-not for commercial equine endeavors.

ADD

Chapter 235-5 Schedule B, Note 8

Accessory Structures: All related agricultural use structures shall be at least one hundred (100) feet from the high-water mark, if applicable.

ADD

Chapter 235-5(A) - Schedule A – Uses requiring Special Use Permit
Horses for hobby purposes only. Non-commercial uses only.

ADD

Chapter 235-7 (E)

No barn or similar agricultural structure for housing/sheltering horses shall be located within 100 feet of any property line (front, side, or rear). Any fencing shall be at least ten (10) feet from a property line.

ADD

Chapter 235-8(A)

Reasonable conditions may be imposed at the discretion of the Joint Town/Village of Clayton Planning Board per each application as may be required.

Note: The LWRP and the Comprehensive Plan will be referenced for pertinent information.



Department of Planning
175 Arsenal Street, 3rd Floor
Watertown, NY 13601

Michael J. Bourcy
Director of Planning

315-785-3144
315-785-5092 (fax)

August 28, 2024

Mariah LaClair, Clerk
Town of Clayton
P.O. Box 379
Clayton, NY 13624

Re: Town of Clayton, Zoning Amendment, Town-wide, JCDP File # T Cl 2 - 24

Dear Mariah,

On August 27, 2024, the Jefferson County Planning Board reviewed the above referenced project, referred pursuant to General Municipal Law, Section 239m.

The Board adopted a motion that the project does not have any significant County-wide or intermunicipal issues and therefore is of local concern only.

During the review, the County Planning Board identified that New York State Town Law requires zoning amendments to be made in accordance with a Comprehensive Plan.

Furthermore, the Board has the following local advisory comments:

The local board should provide a public purpose statement or reasoning for the Zoning Amendment.

The Town should be consistent with the definitions being used. The local board should consider using the term Agricultural Use in Schedule A and B instead of the term Equestrian Use and Equestrian structures, which are not defined. The agricultural use definition was revised to include horses.

Under the Special Regulations, the local board should consider whether requiring a 100-foot setback for structures related to agricultural uses is necessary. Currently, structures pertaining to livestock and/or poultry require a 50-foot setback per Section 235-7, Paragraph E.

Currently, there are no required fencing setbacks for agriculture. The local board should consider whether requiring a 10-foot setback for Agricultural Use fencing would be necessary.

In an attempt to avoid future issues, the local board should be consistent in the terms defined and listed in the schedules and in the regulations for ag uses.

Lastly, the local board should consult with their Town Attorney about the proposed language to be added in Section 235-8, Paragraph A. Planning boards cannot apply regulations at their discretion per each application.

Please note that the advisory comments are not a condition of the County Planning Board's action. They are listed to assist the local board in its review of the project. The local board is free to make its final decision.

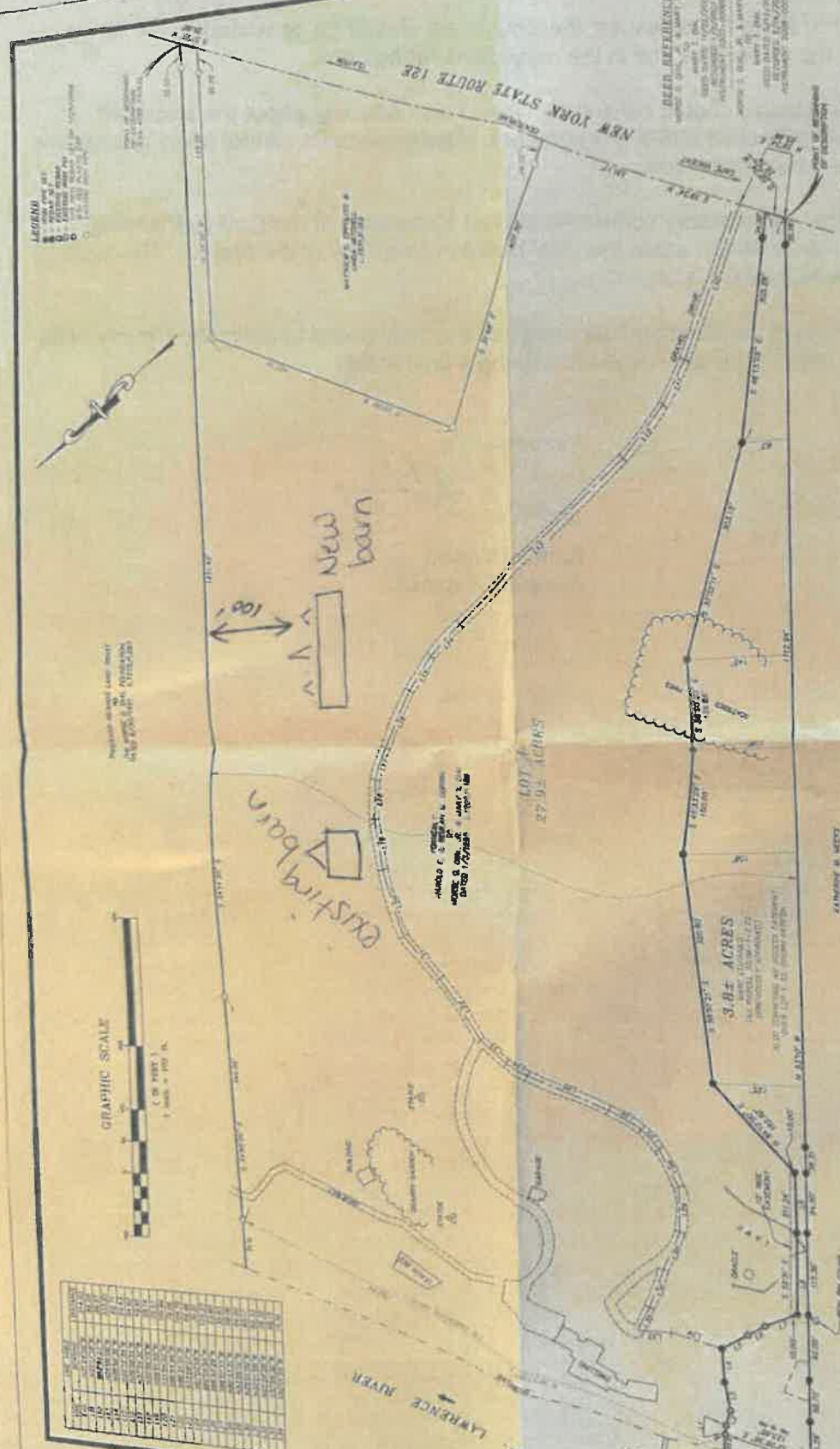
General Municipal Law, Section 239m requires the local board to notify the County of its action on this matter within thirty (30) days after taking a final action.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel Wilson", written in a cursive style.

Samuel Wilson
Assistant Planner



LEGEND

- BOUNDARY MARK
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REVISIONS:
 ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 ALL CURVES ARE TO BE PLACED ON THE INSIDE OF THE ROAD.
 ALL CORNERS ARE TO BE MARKED WITH IRON NAILS OR IRON PIPES.
 ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 ALL CURVES ARE TO BE PLACED ON THE INSIDE OF THE ROAD.
 ALL CORNERS ARE TO BE MARKED WITH IRON NAILS OR IRON PIPES.

DEED REFERENCES:
 DEED NO. 100, BOOK 10, PAGE 100
 DEED NO. 101, BOOK 10, PAGE 101
 DEED NO. 102, BOOK 10, PAGE 102
 DEED NO. 103, BOOK 10, PAGE 103
 DEED NO. 104, BOOK 10, PAGE 104
 DEED NO. 105, BOOK 10, PAGE 105

ST. LAWRENCE RIVER
 NEW YORK STATE ROUTE 128
 312.92 ACRES
 312.92 ACRES
 312.92 ACRES
 312.92 ACRES

MORSE G. DIAL, JR. & MARY T. DIAL
 LAND SURVEYORS PHOTOGRAMMETRISTS
 THERESA BOONVILLE ROME
 NEW YORK

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 8/28/2004
 SCALE: 1"=100'
 FILE: 1-2
 SHEET: 1 OF 1

TOWN OF CLAYTON

Zoning Officer

Richard A. Ingerson
Office Hours
Mon. Through Fri.
7.00 AM-12:00 PM & 1:00 -3:30 PM

Planning Department

405 Riverside Drive
Clayton NY 13624
(315) 686-3512 Ext. 29
Fax (315) 686-2651

Planning Board

Douglas Rogers
(Chairman)
Frederick J. Bach
(Vice Chair)
Ed Higgins
Duane Hazelton
Patrick Dewey
Terese Christensen
Kevin Patchen
Alt: Ronald Duford
Sandra McMullen

September 12, 2024

Kevin A. Besaw
37256 NYS Route 12E
Clayton, NY 13624

Re: Agricultural Data Statement

Dear Mr. Besaw:

PLEASE BE ADVISED that a Special Use Permit application has been submitted to the Planning Board by **CM Family LLC (Charlie Caprara)** to have a hobby farm with barn at his property Tax Map # 30.06-1-2.71, located at NYS Route 12E, Clayton NY 13624 in the Marine-Residential district.

Enclosed is a copy of the **Agricultural Data Statement** submitted in conjunction with this project. This information is being forwarded to you in accordance with Section 305-a of the Agriculture and Markets Law and Town Law Section 283-a.

Comments may be made in writing or in person to:

Douglas Rogers, Chairman
Joint Town/Village of Clayton Planning Board
405 Riverside Drive, Clayton, NY 13624

Sincerely,

Richard Ingerson, Zoning Officer

TOWN OF CLAYTON

Zoning Officer

Richard A. Ingerson
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Patrick Dewey
Terese Christensen
Kevin Patchen
Alt: Ronald Duford
Sandra McMullen

September 12, 2024

Chad M. Studdert
36781 Pelo Road
Clayton, NY 13624

Re: Agricultural Data Statement

Dear Mr. Studdert:

PLEASE BE ADVISED that a Special Use Permit application has been submitted to the Planning Board by **CM Family LLC (Charlie Caprara)** to have a hobby farm with barn at his property Tax Map # 30.06-1-2.71, located at NYS Route 12E, Clayton NY 13624 in the Marine-Residential district.

Enclosed is a copy of the **Agricultural Data Statement** submitted in conjunction with this project. This information is being forwarded to you in accordance with Section 305-a of the Agriculture and Markets Law and Town Law Section 283-a.

Comments may be made in writing or in person to:

Douglas Rogers, Chairman
Joint Town/Village of Clayton Planning Board
405 Riverside Drive, Clayton, NY 13624

Sincerely,

Richard Ingerson, Zoning Officer

TOWN OF CLAYTON
AGRICULTURAL DATA STATEMENT

This statement is to be submitted with all applications required for a Special Use Permit, Site Plan Review, Use Variance or subdivision Review for projects occurring within 500 feet of a farm in an agricultural district. (Reference Town Law 283-a)

Date: 9/12/2024 .

Tax Map # 30.06 Block # 1 Lot # 2.71 .

1. Applicant's Name: CM Family LLC (Charlie Caprara) .

Address: 270 Paddock Street .

Watertown, NY 13601 .

Phone Number: [REDACTED] .

2. Project Location: 37247 NYS Route 12E .

3. Project Description: Hobby horse farm and barn.

4. List names and addresses of all **Agricultural District Owners** within 500' of the proposed project: (attach additional sheet if necessary)

1. Chad M. Studdert . Farm Land.

36781 Pelo Road .

Clayton, NY 13624 .

2. Kevin A. Besaw . Farm Land.


37256 NYS Route 12E .

Clayton, NY 13624 .

3. _____ . Farm Land.

_____ .

_____ .

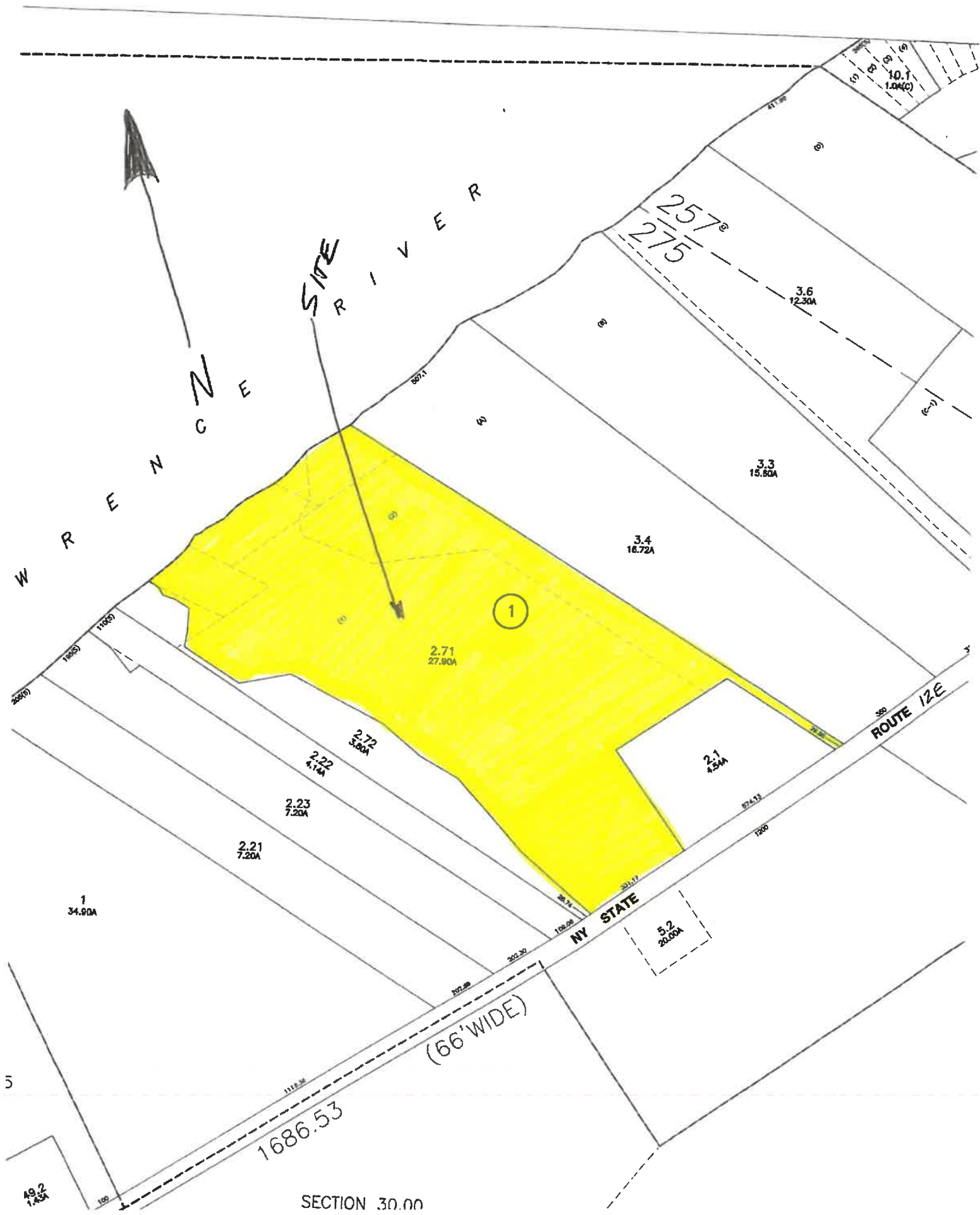

Person filling out this form's Signature

9/12/24
Date

Farming Operation, as defined by the Agriculture and Markets Law, Article 25-AA, means the land used in agricultural production, farm buildings, equipment and farm residential buildings.

OBJECTID	Parcel ID Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
17181	30.00-2-5.21	Studdert, Chad M	36781 Pelo Rd	Clayton	NY	13624
17395	30.06-1-1	Nadajam LLC	37171 NYS Rte 12E	Clayton	NY	13624
17396	30.06-1-2.1	Eppolito, Matthew S	37273 NYS Rte 12E	Clayton	NY	13624
17397	30.06-1-2.21	LaVere Life Tenant, Mary	37185 NYS Rte 12E	Clayton	NY	13624
17398	30.06-1-2.22	Listemann, Herbert H	37235 NYS Rte 12E	Clayton	NY	13624
17399	30.06-1-2.23	Brady, James P	37223 NYS Rte 12E	Clayton	NY	13624
17400	30.06-1-2.71	CM Family LLC	270 Paddock St	Watertown	NY	13601
17401	30.06-1-2.72	Leuthold, Marc	P.O. Box 221	Potsdam	NY	13676
17404	30.06-1-3.3	Hall, Jared C	1278 Mountaintop Dr	Williamstown	WV	26187
17405	30.06-1-3.4	CM Family LLC	270 Paddock St	Watertown	NY	13601
17406	30.06-1-3.5	Lechler, Howard E	1621 Morning Mountain Rd	Raleigh	NC	27614
17409	30.06-1-5.2	Besaw, Kevin A	37256 NYS Rte 12E	Clayton	NY	13624

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15.80A

3.6
12.30A

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4.54A

5.2
20.00A

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1.00(2)

ROUTE 12E

NY STATE

(66' WIDE)

1686.53

SECTION 30.00

VILLAGE OF CLAYTON

Zoning Officer

Richard Ingerson
Office Hours
Mon. Through Fri.
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Planning Department

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Edward Higgins
Ronald Duford
Therese Christensen
Sandra McMullen
Alt: Thomas Williams
Alson Taylor

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, pursuant to Article IV, § 132-42 and Article VIII of the Village of Clayton's Local Zoning Law, a public hearing will be held by the Joint Town/Village of Clayton Planning Board on Thursday, **August 1, 2024 at 7:00 PM or soon after** in the **Town's Cerow Recreation Park, 600 E. Line Road**, for the purpose of considering a Site Plan Review application by **Antique Boat Museum**, to erect a New Museum at 624 Mary Street & 816, 818, 820, 824 Riverside Drive, Clayton in the Riverwalk-A district, Tax Map # 20.46-1-3 thru 20.46-1-7

All parties in interest and citizens will be given an opportunity to be heard in respect to such application. Persons may appear in person or by agent. Written comments must be received prior to hearing. The above application is open for inspection at the **Town Offices, 405 Riverside Drive, Clayton, NY.**

Richard Ingerson
Zoning Officer
Town of Clayton

**VILLAGE OF CLAYTON
APPLICATION FOR SITE PLAN REVIEW**

Application #:	<u>V-SPR-06-24</u>
Date of Application:	<u>7/17/24</u>
Application Fee:	<u>\$ 120.00 # 55315</u>
Public Hearing Date:	<u>8/1/24</u> Time: <u>7:00</u> PM
For Planning Board Use Only	

Zoning District: Riverwalk A
Tax Map #: 20.46 Block #: 616 Lot #: 1-3 Thru 1-7

TO THE JOINT TOWN/VILLAGE PLANNING BOARD

A: Statement of Ownership and interest:

The Applicant(s) Antique Boat Museum Phone# (315) 686-4104
is/are the owner(s) of property situated at the following
address: 624 Mary St; 816, 818, 820, 824 Riverside Drive, Clayton, NY.

The above-described property was acquired by the applicant(s) on
Date: 1-3: 1990; 1-4: 1999; 1-5: 2001; 1-6: 2021; 1-7: 2006.

B. Request:

Applicant(s) request(s) a Site Plan Review for the use of the property
for a new boat shop building associated with the museum as
provided by the Village of Clayton Zoning local law; and in support of
the application hereby submits the following:

ADDRESS EACH OF THE FOLLOWING ITEMS

1. The title of the drawing, including the name and address of the applicant and the person responsible for the preparation of such drawing. The "drawing" shall be defined as preliminary architectural drawing for buildings to be constructed, floor plans, exterior elevations and section and engineering plans to include street improvements, storm drainage and water supply and sanitary sewer facilities.

Preliminary Floor Plans, Elevations, and Site Plans, prepared by BCA Architects and Engineers

2. North arrow, scale and date.
Shown on all attached drawings
3. A survey of property showing existing features, including contours, large street trees, buildings, structures, streets, utility easements, right-of-way, land use, zoning and ownership of surrounding property.
Shown on all attached drawings
4. Existing bodies of water with high-water marks.
To be completed upon approval of preliminary planning application.
5. Floodplain boundaries, as determined by the Federal Emergency Management Agency.
To be completed upon approval of preliminary planning application.
6. A grading and drainage plan, showing existing and proposed contours.
Shown on all attached drawings
7. The location, design, type of construction, proposed use and exterior dimensions of all buildings.
Shown on drawings A100 & A500
8. The location, design and type of construction of all off-street parking and truck-loading areas, showing ingress and egress.
Shown on drawings A100 & A500
9. Provisions for pedestrian access, including public and private sidewalks.
Shown on drawings C100 & C101, and to be further designed upon approval of preliminary planning application.
10. The location of outdoor storage and description of materials to be stored, if any.
Not Applicable
11. The location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls, fences, roads, curbs, sidewalks and landscaping.
To be completed upon approval of preliminary planning application.
12. A description of the method of sewage disposal and the location, design and construction materials of such facilities and the proposed connections to existing storm and sanitary sewer lines.
Connection to municipal storm/sewer. Design to be completed upon approval of preliminary planning application.
13. A description of the method of securing public water and the location, design and construction materials and proposed connection to existing waterlines.
Design to be completed upon approval of preliminary planning application.

14. The location of fire and other emergency zones, including the location of fire hydrants.
Design to be completed upon approval of preliminary planning application.
-
15. The location, design and construction materials of all energy distribution facilities, including electrical, gas and solar energy.
Not Applicable
-
16. The location, size, design and construction of all proposed signs.
To Be Determined
-
17. The location and proposed development of all buffer areas, including existing vegetative cover.
Not Applicable
-
18. The location and design of outdoor lighting facilities.
Not Applicable
-
19. Identification of the location and amount of building area proposed for retail sales or similar commercial activity.
Not Applicable
-
20. A general landscaping plan and planting schedule.
Design to be completed upon approval of preliminary planning application.
-
21. An estimated project construction schedule, including completion for each phase of building and parking and landscaped areas.

Preliminary construction schedule anticipates final completion of both building and site in August 2025.
-
22. A record of application for an approval status of all necessary permits from federal, state and county officials.
To be completed upon approval of preliminary planning application.
-
23. Identification of any federal, state or county permits required for the project's execution
To be completed upon approval of preliminary planning application.
-
24. A freshwater wetlands permit, if required.
Not Applicable
-
25. A description of proposed uses, hours of operation and projected volume and circulation of traffic generated both on and off site.
To Be Determined
-
26. An engineering feasibility study of an anticipated problem which might arise due to proposed development, as required by the Joint Town/Village Planning Board.
To Be Determined
-

27. An appropriate Environmental Assessment Form or draft Environmental Impact Statement and all other documentation required by the State Environmental Quality Review Act and the regulations thereto.
To be completed upon approval of preliminary planning application.

28. Filing fee

29. Site Plan Review Deposit if applicable

C. Substantiation for Request:

Applicant(s) allege(s) that the proposed Site Plan Use:

1. Would be in harmony with the character of the neighborhood because The proposed building is consistent with the characteristics of the adjacent Antique Boat Museum Campus, and the shape and orientation of this building has similar features to the adjacent residential properties surrounding the site.
2. Would not be detrimental to the property of other persons in the neighborhood because this facility will provide a public plaza space including hard-scaped and landscaped areas on what has otherwise been an empty, vacant lot since the demolition of the existing house structures previously occupying the sites.

D. Special Features:

In addition to meeting the standards prescribed by the Zoning Ordinance, the applicant(s) agree(s) to provide _____

_____ in order that the public convenience, welfare and safety will be further served.

E. Site Inspection:

Applicant agrees that members of the Joint Town/Village Planning Board may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board.

Please list preferred days/times: To Be Determined

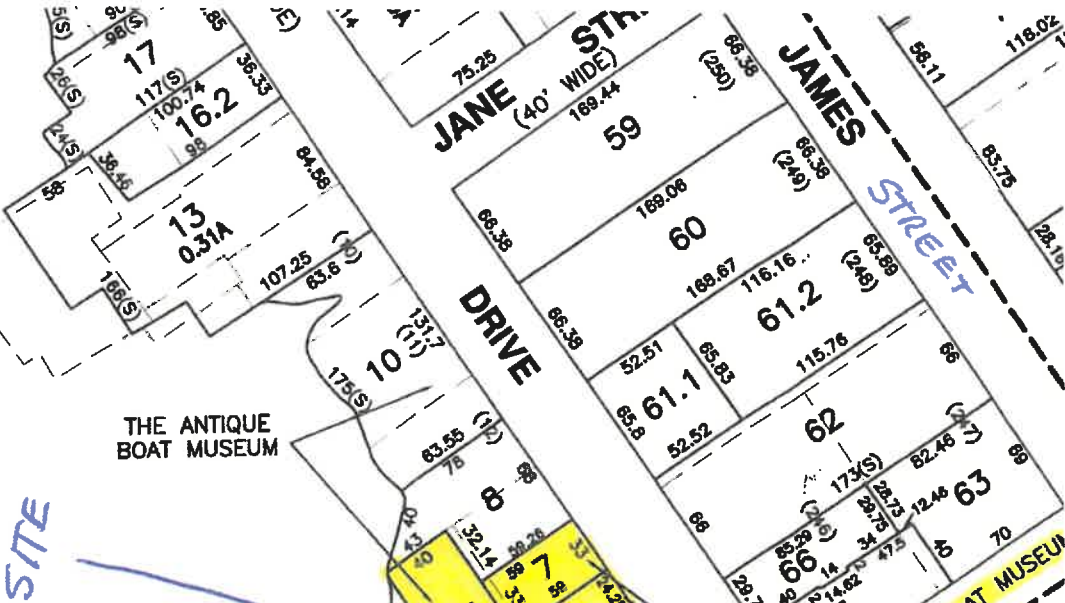
Dated: 7 May 2024

Applicants Name: Antique Boat Museum (please print)

Address: 750 Mary St.

Clayton NY 13624

Applicants Signature: Rebecca Hoplings, Executive Director

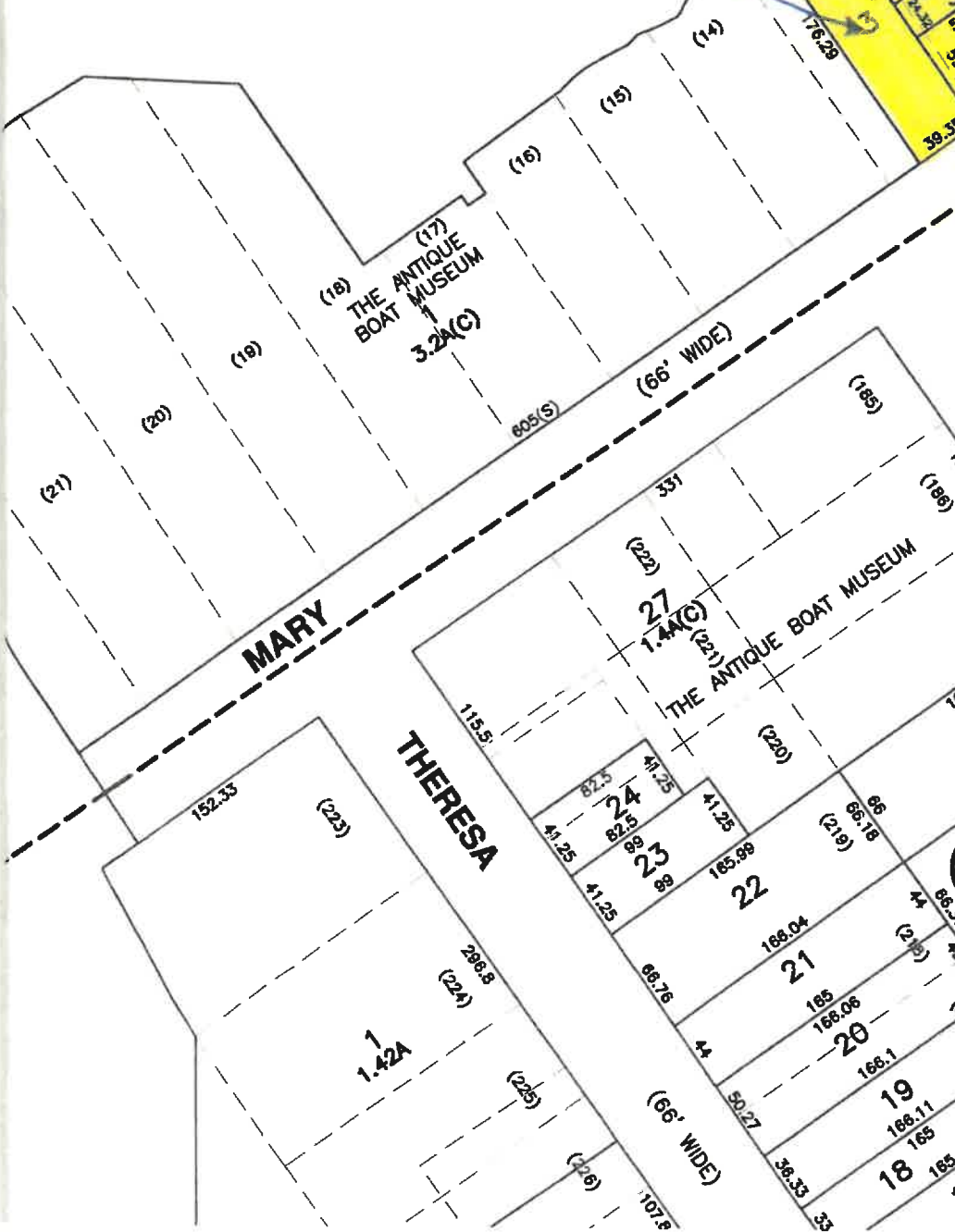


THE ANTIQUE BOAT MUSEUM

SITE

STREET

THE ANTIQUE BOAT MUSEUM



THE ANTIQUE BOAT MUSEUM

MARY STREET

THERESA STREET

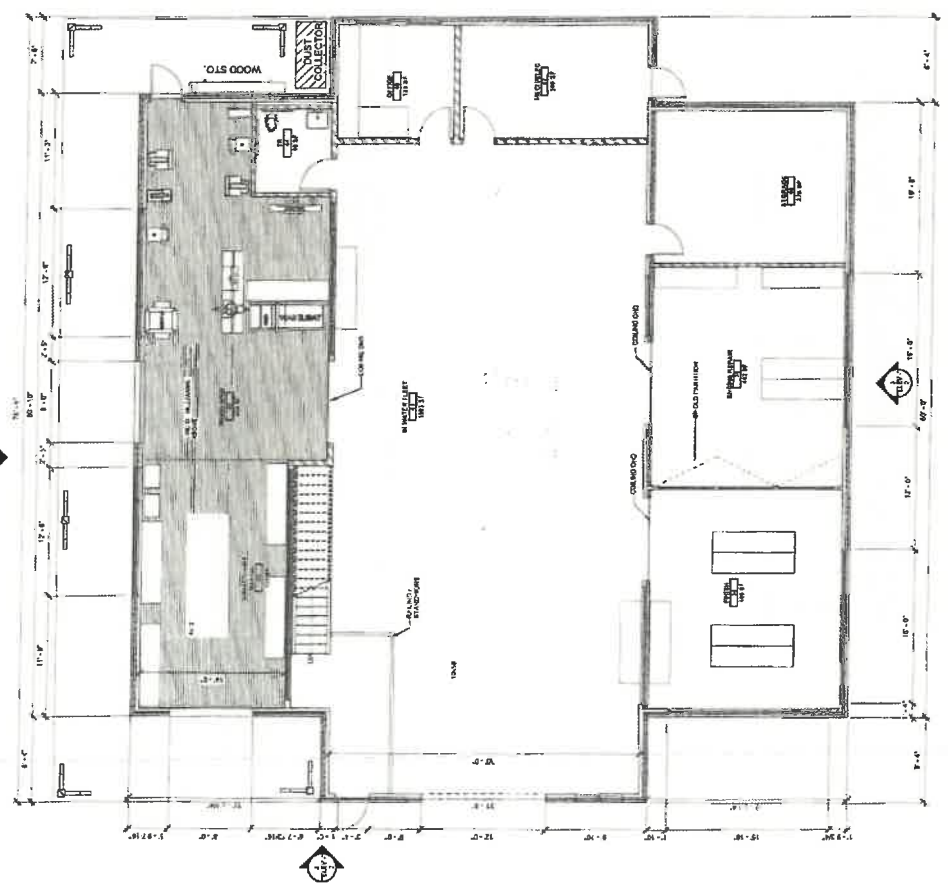
THE ANTIQUE BOAT MUSEUM

ALEXANDRIA

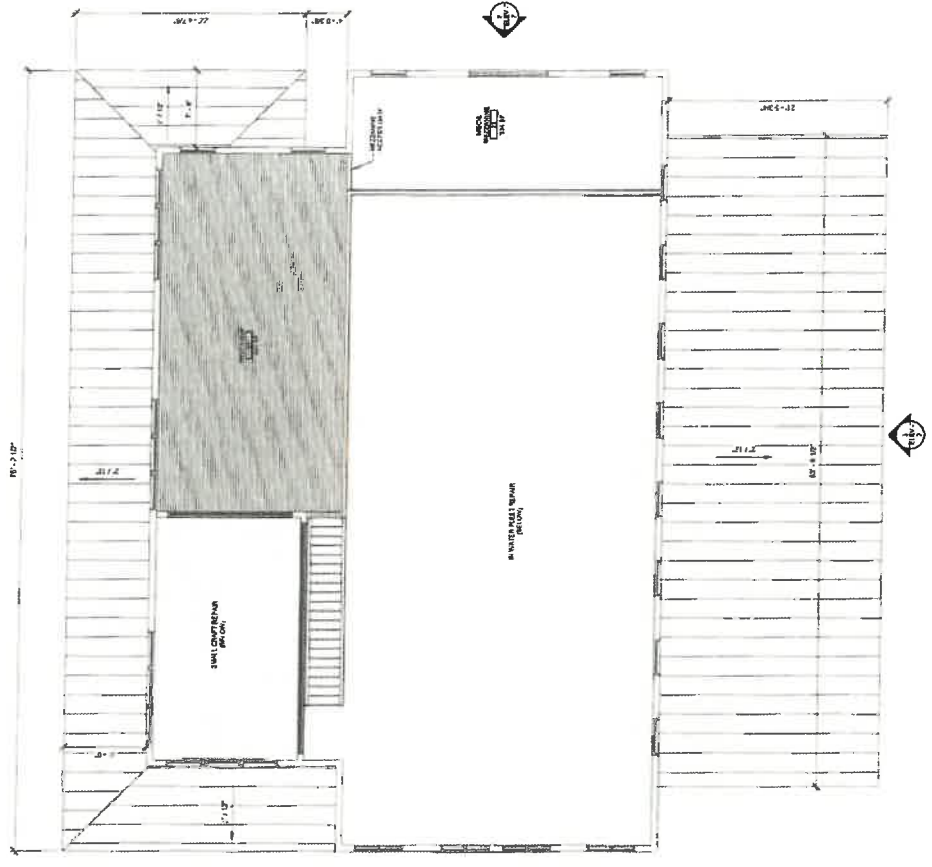
2

THE ANTIQUE BOAT MUSEUM

REVISED BOAT SHOP CONCEPT
5/9/2024



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

Project Information:
A100
10000 S. 10th St.
Tacoma, WA 98404
Phone: 253.405.1000
www.bcaarchitects.com

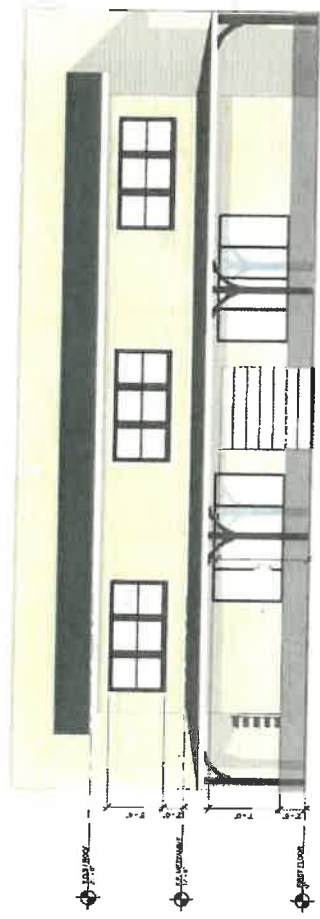


**ANTIQUE BOAT MUSEUM
NEW BOAT SHOP**
BCA ARCHITECTS & ENGINEERS

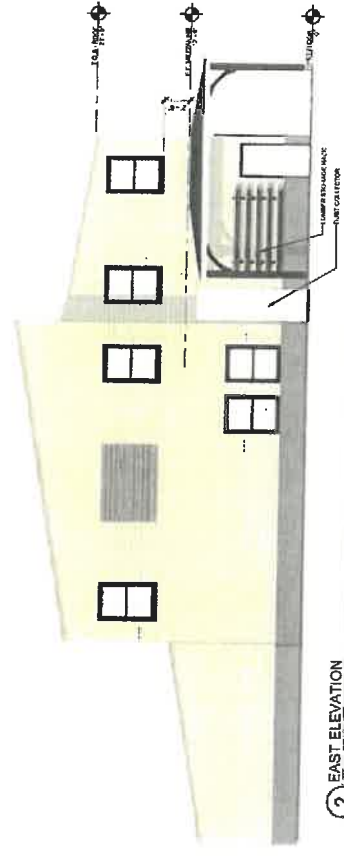


REVISED BOAT SHOP CONCEPT - ELEVATIONS

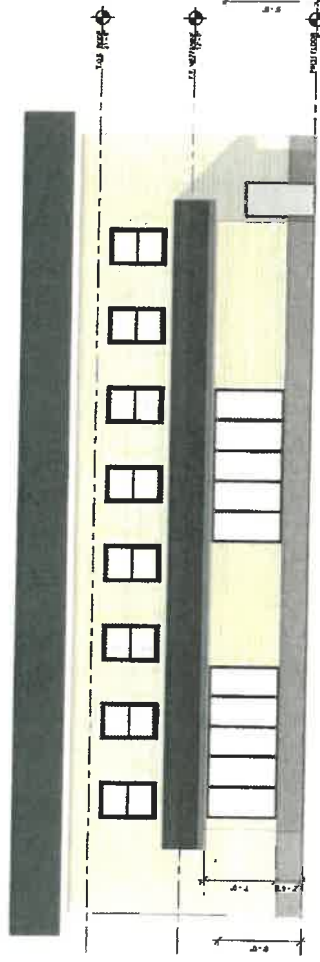
5/9/2024



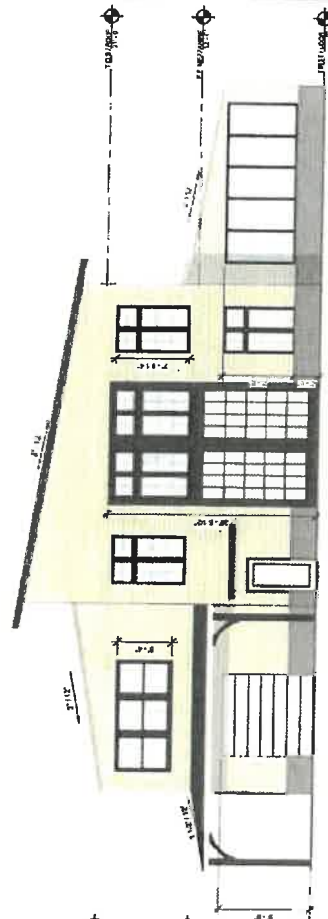
1 NORTH ELEVATION
SCALE 3/8" = 1'-0"



2 EAST ELEVATION
SCALE 3/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 3/8" = 1'-0"



4 WEST ELEVATION
SCALE 3/8" = 1'-0"

A500



ANTIQUE BOAT MUSEUM
NEW BOAT SHOP
BCA ARCHITECTS & ENGINEERS

Project Information:
4112 Old St. N.
Baltimore, MD
Architect: BCA Architects & Engineers, P.A.
Client: Antique Boat Museum
Architectural Services: 100%
Interior Design: 100%
Landscape Architecture: 100%
Construction Administration: 100%



SITE PLAN
SCALE: 1" = 60'

SITE & LANDSCAPING PLAN

C100

NOT FOR CONSTRUCTION
 THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS ADVISED THAT THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.

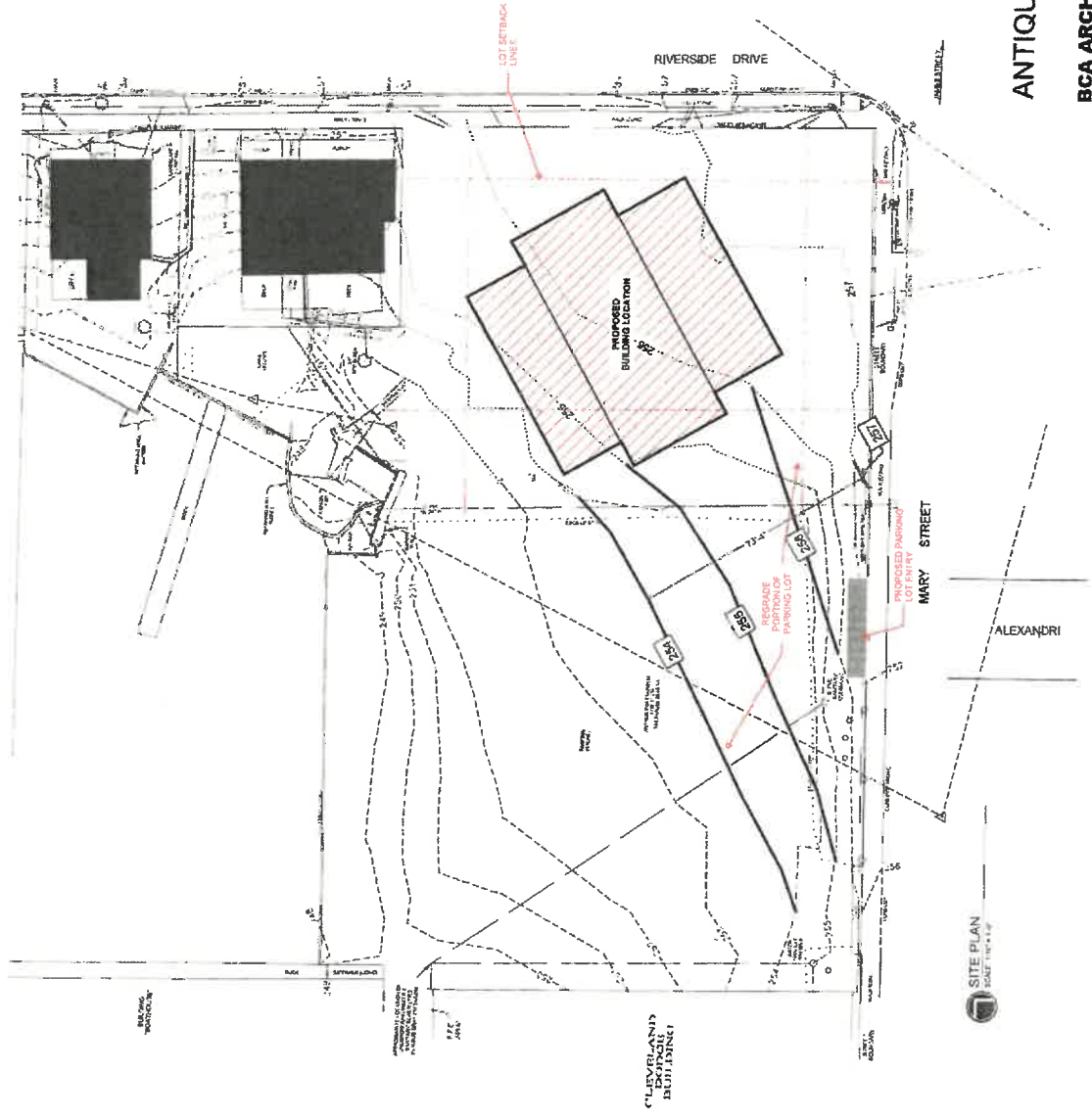
BCA
 ARCHITECTS
 ENGINEERS

ANTHONY BOYD WARDEN
 Proposed New Building
 750 Mary Street
 Clayton, NJ 08403

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NUMBER: _____

REVISED BOAT SHOP CONCEPT - SITE PLAN

5/9/2024



SITE PLAN
DATE: 5/9/2024

C101



ANTIQUe BOAT MUSEUM
NEW BOAT SHOP
BCA ARCHITECTS & ENGINEERS

OBJECTID Parcel ID Numb. Owner Name

OBJECTID	Parcel ID Numb.	Owner Name	Property Address	Tax Address	Tax City	Tax State	Tax ZIP
13489	20.46-1-1	Antique Boat Museum	750 Mary St	750 Mary St	Clayton	NY	13624
13503	20.46-1-3	Antique Boat Museum	624 Mary St	750 Mary St	Clayton	NY	13624
13514	20.46-1-4	Antique Boat Museum	824 Riverside Dr	750 Mary St	Clayton	NY	13624
13526	20.46-1-5	Antique Boat Museum	820 Riverside Dr	750 Mary St	Clayton	NY	13624
13533	20.46-1-6	Antique Boat Museum	818 Riverside Dr	750 Mary St	Clayton	NY	13624
13535	20.46-1-61.1	Mitchell, Joel	813 Riverside Dr	412 James St	Clayton	NY	13624
13537	20.46-1-62	Reindeer Realty Partners LLLP	420 James St	2950 Hardman Ct	Atlanta	GA	30305
13539	20.46-1-65	McIntyre, Ruth E	606 Mary St	606 Mary St	Clayton	NY	13624
13540	20.46-1-66	McIntyre, James M	823 Riverside Dr	508 James St	Clayton	NY	13624
13541	20.46-1-7	Antique Boat Museum	816 Riverside Dr	750 Mary St	Clayton	NY	13624
13542	20.46-1-8	Museum Bay LLC	814 Riverside Dr	P.O. Box 550109	Atlanta	GA	30355
13579	20.46-2-50	Wood Boat Brewery LLC	625 Mary St	P.O. Box 218	Clayton	NY	13624
13580	20.46-2-51	Df Cape Holdings LLC	647 Mary St	34363 Co Rte 4	Clayton	NY	13624

JOINT TOWN/VILLAGE OF CLAYTON PLANNING BOARD

AUTHORIZATION TO ACT AS AGENT

I Antique Boat Museum give my permission to
(Name of Property Owner)

(Agents Name): Rebecca Hopfinger

Address: ABM 750 Mary St
Clayton NY 13624

to submit an application for Site Plan Review, _____ Special Use Permit or _____ Subdivision review

to the Joint Town/Village of Clayton's Zoning Planning Board for the property located

at 624 Mary Street + 816, 818, 820, 824 Riverside Drive
Clayton N.Y 13624
(Address of Property)

Tax Map # 70.47 Block # 1 Lot # 3 thru 7

Date property was acquired: 1990, 1999, 2001, 2021, 2006

Rebecca Hopfinger
Signature of Property Owner

July 17 2024
Date

Rebecca Hopfinger
Signature of Agent

July 17 2024
Date

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Antique Boat Museum - New Boat Shop			
Project Location (describe, and attach a location map): Corner of Mary Street & Riverside Drive			
Brief Description of Proposed Action: The proposed boat shop building will contain boat restoration and repair bays, engine repair rooms, a wood shop and finishing room, and an educational viewing mezzanine for museum patrons. This building will be construction on a previously developed site, and will be the primary building used for maintaining the Antique Boat Museum's in-water fleet.			
Name of Applicant or Sponsor: Rebecca Hopfinger		Telephone: (315)686-4104	
		E-Mail: rebecca@abm.org	
Address: 750 Mary Street			
City/PO: Clayton		State: NY	Zip Code: 13624
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Jefferson County			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ .353 acres	
b. Total acreage to be physically disturbed?		_____ .128 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 4.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Museum			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Grading techniques on the proposed site will direct any storm water not absorbed into the ground toward storm drains on site or municipal storm drains		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rebecca Hopfinger</u>	Date: <u>7/17/2024</u>	
Signature: <u></u>	Title: <u>Executive Director</u>	

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:


Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Antique Boat Museum	7/17/2024
_____ Name of Lead Agency	_____ Date
Rebecca Hopfinger	Executive Director
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
 Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM



BCA ARCHITECTS & ENGINEERS

September 26, 2024

Doug Rogers
Joint Planning Board Chairman

RE: Antique Boat Museum - New Boat Shop – Planning Board Application

Mr. Rogers:

The Antique Boat Museum has put together the attached documents required by the planning board, along with other exhibits providing responses to questions asked of the Antique Boat Museum during the preliminary site plan review meeting on May 9th, 2024, and the most recent presentations on August 1st, 2024 and September 5th, 2024. We have used the language from the Official Checklist for Site Plan and Special Use that was provided to Rebecca Hopfinger as our table of contents:

Item No.	Items Required	Provided (Y/N)	Comments
1	Survey or sketch of the property showing existing features including contours, buildings, pavement, trees, streets, utility easements, rights-of-way, and land use.	Y	Site Survey and existing site plan (C100) attached within.
2	Site plan showing proposed building location and land use.	Y	Drawing C101 – Site plan attached within.
3	Landscaping sketches including design, grading and proposed planting and buffering as required by this ordinance.	Y	Drawing C101 – Site plan attached within.
4	Proposed traffic circulation and/or boat access, parking and loading spaces, docking and pedestrian walkways.	Y	Parking areas shown on the attached parking map. Walkways shown on drawing C101 & C102.
5	Architectural sketches and drawings for buildings to be considered	Y	Drawings A100, A500 attached showing floor plans and building elevations.
6	Sketches, including outline of planned street improvements, drainage and sewage disposal systems and public utility connections.	Y	Drawing C101 – Site plan attached within.
7	Feasibility studies of and anticipated problems which might arise due to the proposed development as required by the joint planning board.	Y	Joint Planning Board questionnaire attached, providing responses to previous board members' questions and concerns.

WATERTOWN | ITHACA | ROCHESTER | SARATOGA SPRINGS
TROY | BINGHAMTON | SYRACUSE

15 PUBLIC SQUARE, WATERTOWN, NY 13601



BCA ARCHITECTS & ENGINEERS

8	Proposed construction sequence and anticipated time schedule for completion of each phase of building, paving and landscaping.	Y	Proposed construction schedule attached. Construction mobilization pending planning board approval, with an estimated opening of September 2025
9	Description of the proposed uses, including hours of operation, number of employees, anticipated volume of business, type and volume of traffic expected to be generated.	Y	Provided on attached site plan review application
10	SEQR Environmental Assessment Form – short or long form as specified by 6 NYCRR Park 617, State Environmental Quality Review Act.	Y	Unlisted Action, Revised Short EAF Part 1 attached.
11	Filing Fee, as determined by the Town Board	Y	Paid 7/26/2024
12	Any other information or data that the Joint Planning Board shall deem necessary to its understanding and assessment of the site plan proposal.		DPW superintendent signoff of municipal connections and reconfiguration of street parking and curb cuts.

At the September 5, 2024, Village of Clayton Planning Board Meeting, there were questions raised regarding the answers contained in the NYS SEAF Part 1 – Project Information. Please see our responses to the questions. These responses have also been clarified on the attached Short EAF. (Item 10)

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?

b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?

- See Attached letter (Item 13) received from NYSOPRHP stating that “based on their review, it is in the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.”

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?

b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?

- The property is adjacent to the St. Lawrence River. No work, alterations or encroachments are proposed to this waterbody.

WATERTOWN | ITHACA | ROCHESTER | SARATOGA SPRINGS
TROY | BINGHAMTON | SYRACUSE

15 PUBLIC SQUARE, WATERTOWN, NY 13601



BCA ARCHITECTS & ENGINEERS

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

- The project site was submitted to the DEC Natural Heritage Project Screening. At the time of this letter, there has no official response from DEC.
- The project site is a fully developed village site that originally had four separate residences located on it. The cleared site that exists today is a recent condition.
- There were the following species that were listed by the EAF mapper
 - o Blanding's Turtle, Indiana Bat, Rusty-patched Bumble Bee, Pugnose Shiner, Bald Eagle
 - Of those five, the Rusty-patched Bumble Bee has been declared historical and has not been sighted in NYS since 1999. (see attached)
 - The Pugnose shiner is a minnow, and this project is not doing any work to disturb the existing water habitat. (see attached)
 - The other three species are typically found in habitat other than that is present on this developed village site. (see attached)

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

- The EAF mapper marks this as a yes if the project site is within 2,000 feet of a former remediation site which is the case with prior remediation projects in the Village. (see map) The project site is not the subject of a proposed action or is there an adjoining site with a remediation history.
- Although not shown, during the demolition of the houses on the subject site, Asbestos Containing Materials were removed from the houses as part of the NYS DEC/DOL permitting. (Attached, Item EAF 20)

We trust that the information provided fulfills the requirements of the Joint Planning Board, and we look forward to our next presentation on Thursday, October 3rd, 2024.

Very Truly Yours,

Taylor J. Wolf AIA, NCARB
Associate / Architect
BCA Architects & Engineers

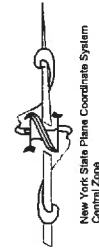
WATERTOWN | ITHACA | ROCHESTER | SARATOGA SPRINGS
TROY | BINGHAMTON | SYRACUSE

15 PUBLIC SQUARE, WATERTOWN, NY 13601

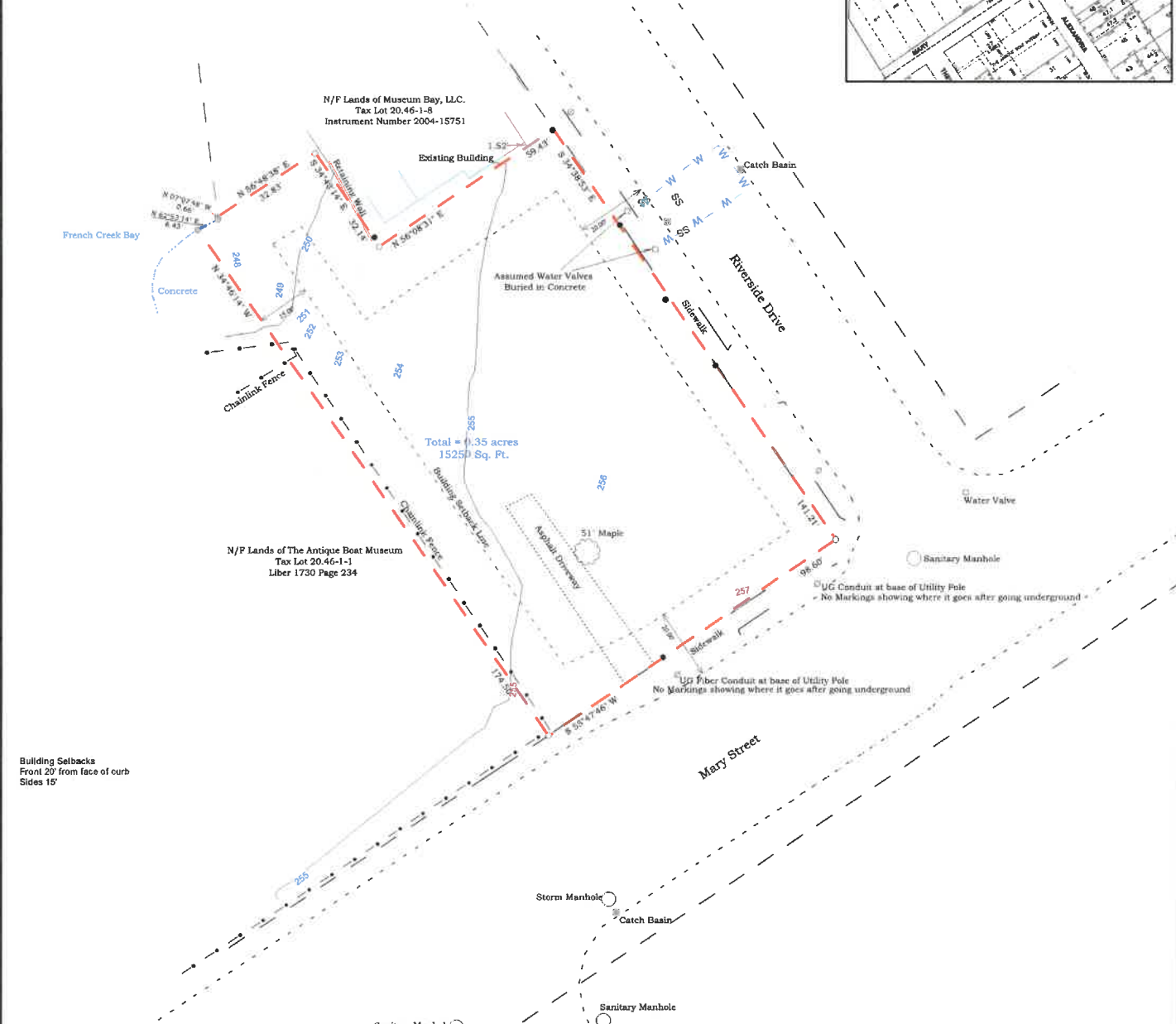
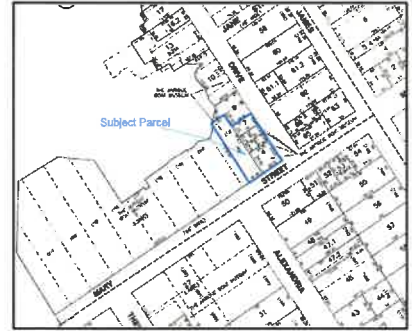
Topographic and Utility Survey

For Lands of Antique Boat Museum

Tax Lots 20.46-1-3
20.46-1-4
20.46-1-5
20.46-1-6
20.46-1-7
Town of Clayton
County of Jefferson
State of New York
July 10, 2024



Location Plan Not to Scale



Building Setbacks
Front 20' from face of curb
Sides 15'

It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person, unless acting under the direction of a licensed Professional Engineer or Land Surveyor to alter this document in any way. If altered, such person shall affix his or her seal and the notation "Altered By" followed by his or her signature, date, and a specific description of alteration.

Only boundary survey maps bearing the surveyors embossed seal or blue ink stamp are genuine true and correct copies of the surveyor's original work and opinion.

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

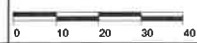
The certifications herein are not transferable.

The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist, they are not covered by the certificate.

The plat is subject to site assessment or right of way or record, both public and private, to the same extent as set forth in previous correspondence.

Owner of Record:
Antique Boat Museum

Drawing Number: 24-045
Date: May 21, 2024
Drawn By: MCC
Checked By: MCC
Scale: 1"=20'



Prepared By:
Matthew Carson Constance

RamsHorn Surveying, PLLC.
Boundary, Topographic, and Construction Surveying
478 County Route 11
Gouverneur, NY 13642
315-535-1171
matthewconstance7@gmail.com



Matthew Carson Constance P.L.S.
NY License No. 051067
PA License No. SU075550

LEGEND	
○	Iron Pin Set
⊕	Reference Trees
●	Iron Pipe Found
⊙	Iron Pin Found
■	Found Stone Corner
▲	Found Iron Pin in Stone
⊗	Found Axle
⊕	Utility Pole
⚡	Fire Hydrant
—	Property Line
- - -	Fence Line
⋯	Low Water Mark
- · - · -	Right of Way
▬	Stone Wall

ITEM 1

GENERAL NOTE:

1. ALL EXISTING UTILITIES AND STRUCTURES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND SHOWN ON THE DEMOLITION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES. THE LOCATION OF UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR AND SHOWN ON THE DEMOLITION PLAN.

LEGEND

- 1 Existing Utility Lines
- 2 Existing Structure Footing
- 3 Existing Structure
- 4 Existing Foundation
- 5 Existing Foundation
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- 50 Existing Foundation

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 100 West 11th Street, Suite 200
 New York, NY 10011
 www.bcaarchitects.com



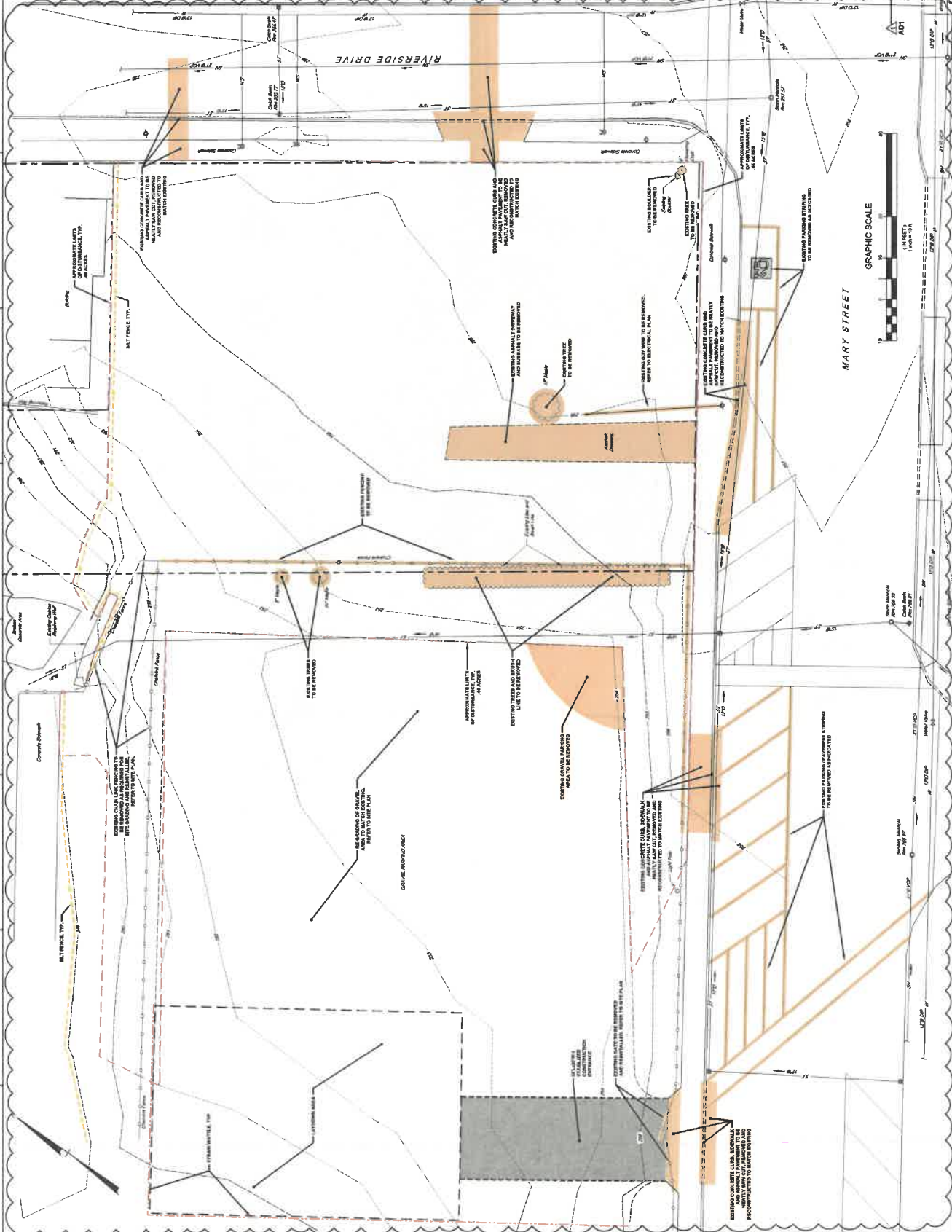
ANTIQUE BOAT MUSEUM
 NEW BOAT SHOP
 MARY ST. CLAYTON NY
 CLAYTON, JEFFERSON, NY
 1401

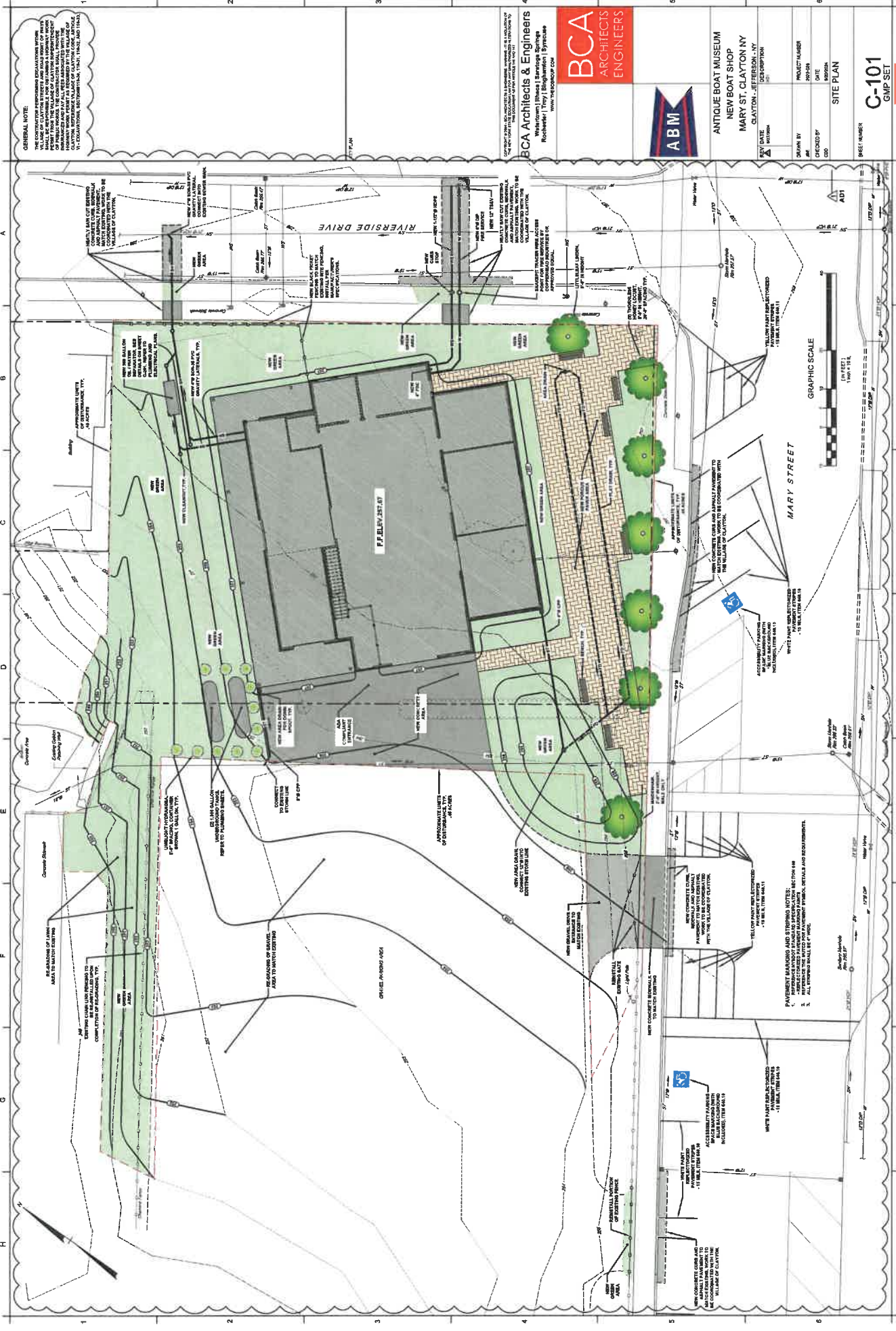
PROJECT NUMBER
 DATE
 CHECKED BY
 COO

EXISTING SITE AND
 DEMOLITION PLAN

C-100
 GMP SET

1/11/11





GENERAL NOTE:
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY LOCATIONS AND DEPTHS TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY LOCATIONS AND DEPTHS TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

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RIVERSIDE DRIVE
 MARY STREET
 ANTIQUE BOAT MUSEUM
 NEW BOAT SHOP
 MARY ST., CLAYTON NY
 CLAYTON, JEFFERSON, NY

BCA Architects & Engineers
 Architects | Engineers
 Rochester | Troy | Binghamton | Syracuse
 www.bca-engineers.com

REV DATE
 DRAWN BY
 CHECKED BY
 DATE
 SITE PLAN

PROJECT NUMBER
 2017-001
 SHEET NUMBER
 C-101
 SHEET NUMBERS
 108 2, 3, 6

NEW CONCRETE CURB AND GUTTER
 NEW ASPHALT DRIVEWAY
 NEW GRASSY AREA
 NEW PAINT WITH EXPANDED YELLOW PAINT

APPROXIMATE LIMITS OF DISTURBANCE
 NEW ASPHALT DRIVEWAY
 NEW GRASSY AREA
 NEW PAINT WITH EXPANDED YELLOW PAINT

NEW CONCRETE CURB AND GUTTER
 NEW ASPHALT DRIVEWAY
 NEW GRASSY AREA
 NEW PAINT WITH EXPANDED YELLOW PAINT

NEW CONCRETE CURB AND GUTTER
 NEW ASPHALT DRIVEWAY
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NEW CONCRETE CURB AND GUTTER
 NEW ASPHALT DRIVEWAY
 NEW GRASSY AREA
 NEW PAINT WITH EXPANDED YELLOW PAINT

To: Ms. Rebecca Hopfinger, Executive Director
 Antique Boat Museum
 Clayton, NY 13624

From: Robin E. Hoffman, PhD
 Landscape Design Consultant
 Clayton, NY 13624

Re: Street Tree Planting

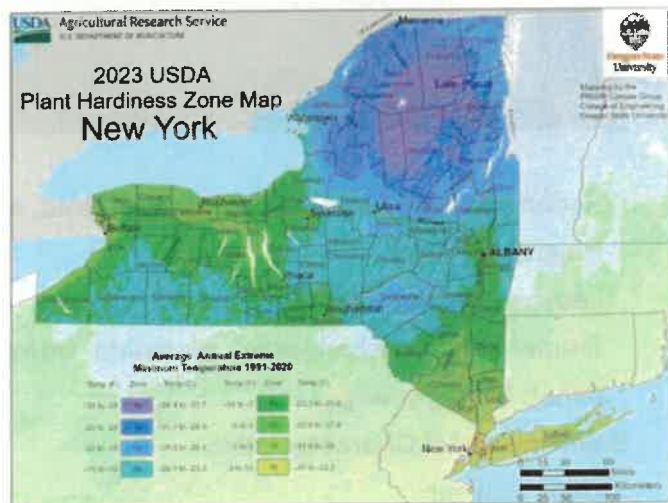
Date: September 22, 2024

Rebecca,

The following pages contain my recommendation for street trees to be planted at the corner of Riverside Drive and Mary Streets in the Village of Clayton as part of the site development plans for the Antique Boat Museum's proposed New Boat Shop.

The recommendations are based on the following criteria:

- The site is in USDA Hardiness Zone 5a
- My walk around the Village to inventory the existing street trees. I took note of their genera, vitality, and overall forms/structures. These qualities informed my recommendations of trees to minimize interference with utilities, particularly overhead electric lines, and maximize Village wide tree genera diversity within the Village. Note, diversity is important to help prevent widespread tree loss from insect or disease infestations.
- A review of two highly respected urban street tree documents.
 - **Recommended Urban Trees: Site Assessment and Tree Selection for Stress Tolerance**, Urban Horticulture Institute, Department of Horticulture, Cornell University, Ithaca, New York.
 - **Approved Species List**, New York City Department of Parks and Recreation.



***Ginkgo biboba*, Maidenhair Tree**



Fall color

Photo credit: New Blooms Nursery

Recommended varieties: Presidential Gold, Autumn Gold, Golden Colonnade

Height: 60' - 100'

Leaves: Deciduous

Shape: irregular when young; pyramidal with age

Other: Slow growing

Environmental Characteristics

Light: Full sun

Hardy To Zone: 4b

Soil Ph: Can tolerate acid to alkaline soil (pH 5.0 to 8.0)

Salt Tolerance: Tolerates salty soil

Moisture Tolerance: Consistently moist, well-drained soil; Occasional periods of dry soil; Prolonged periods of dry soil

Insect Disease: pest free

Other: Specify male trees only

Note: I found two Ginkgo trees in the Village. One on the southwest corner of Webb and Jane Streets (20 +/- years old), and a second near the southeast corner of Merrick and Hugunin Streets.

***Gleditsia triacanthos inermis*, Thornless Honey Locust**



Fall color

Photo credit: NetPS Plant Finder

Recommended varieties: Imperial

Height: 30' - 70'

Leaves: Deciduous

Shape: ovate; fine texture; graceful habit

Environmental Characteristics

Light: Full sun

Hardy To Zone: 4b

Soil Ph: Can tolerate acid to alkaline soil (pH 5.0 to 8.0)

Salt Tolerance: Tolerates salty soil

Moisture Tolerance: Full sun and drought tolerant

Insect Disease: Newer cultivars are disease and insect resistant

Note: Overuse has created many insect problems. As noted above cultivars have resistance, however, it is essential to ensure that trees are thoroughly inspected at the nursery and guaranteed to be disease and insect free.

***Tilia cordata*, Littleleaf Linden**



Photo credit: University of Connecticut

Recommended varieties: Chancellor, Streetwise, Harvest Gold

Height: 50' - 70'

Leaves: Deciduous, deep green, golden yellow in fall

Shape: dense, pyramidal

Environmental Characteristics

Light: Full sun

Hardy To Zone: 3b

Soil Ph: Can tolerate acid to alkaline soil (pH 5.0 to 8.0)

Salt Tolerance: Tolerates salty soil

Moisture Tolerance: Full sun and drought tolerant

Insect Disease: Newer cultivars are disease and insect resistant

Note: It is essential to ensure that trees are thoroughly inspected at the nursery and guaranteed to be disease and insect free.



SITE PLAN
SCALE: 1"=50'

ITBKI

CITY OF

NOT FOR CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ARCHITECTS AND ENGINEERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS AND ENGINEERS.

Benton, Cary & Associates, Inc.
 327 North Street, Westport, NY 10580
 (516) 762-8150 - www.bcaengineers.com

BCA
 ARCHITECTS
 ENGINEERS

ANTIQUE BOAT MUSEUM
 780 Main Street
 Clayton - Jefferson - New York

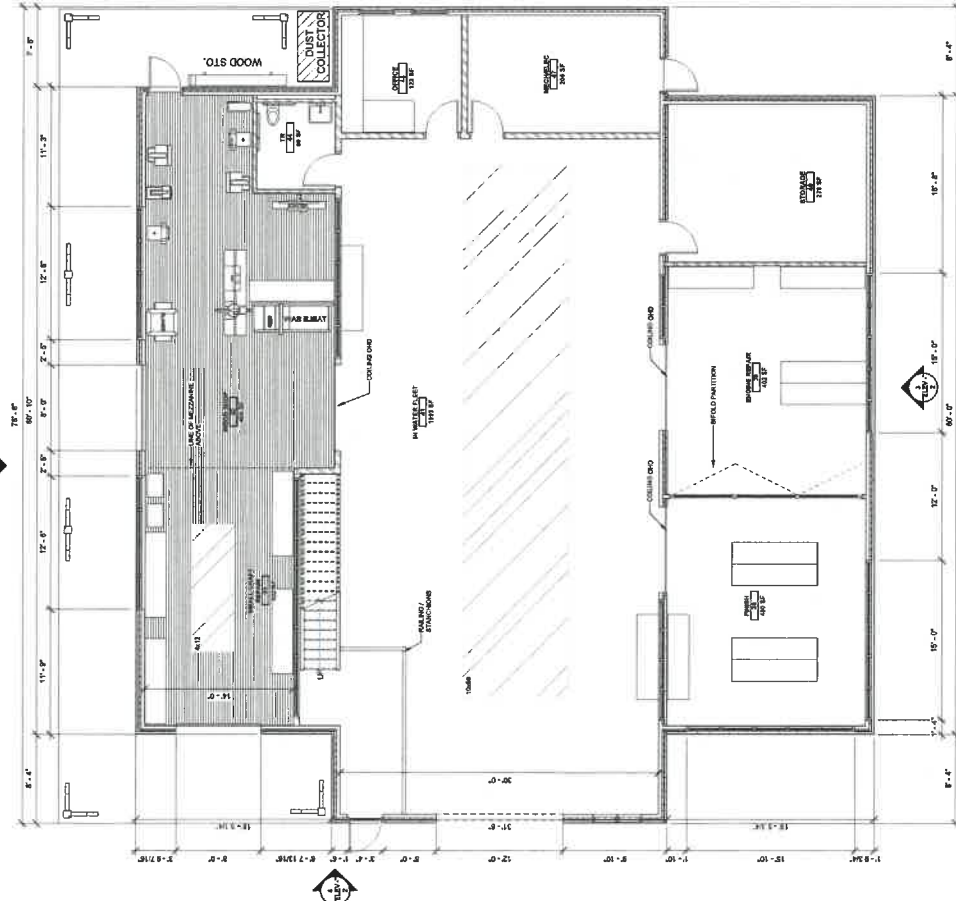
DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET NO.: _____

SITE & LANDSCAPING PLAN

C102

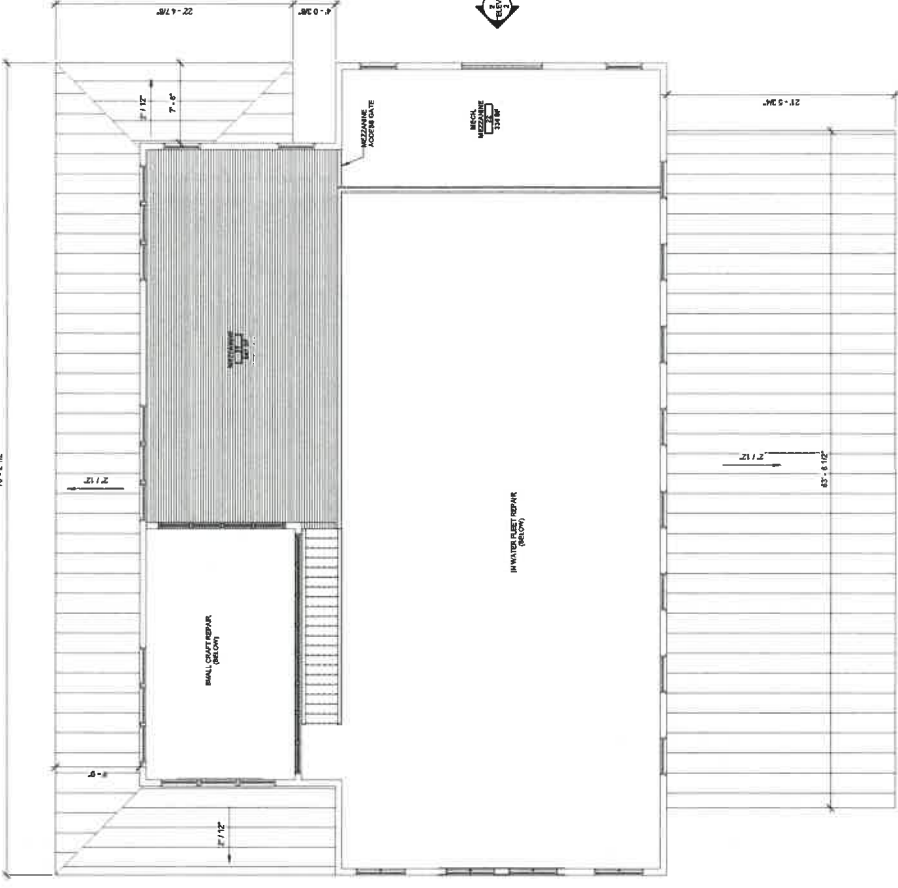
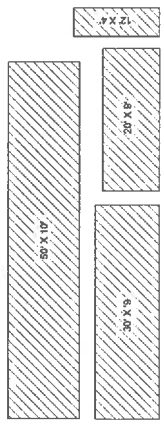
REVISED BOAT SHOP CONCEPT

5/9/2024



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

BOAT SIZES



2 MEZZANINE PLAN
SCALE: 3/16" = 1'-0"

ITEM 6



ANTIQUE BOAT MUSEUM
NEW BOAT SHOP
BCA ARCHITECTS & ENGINEERS

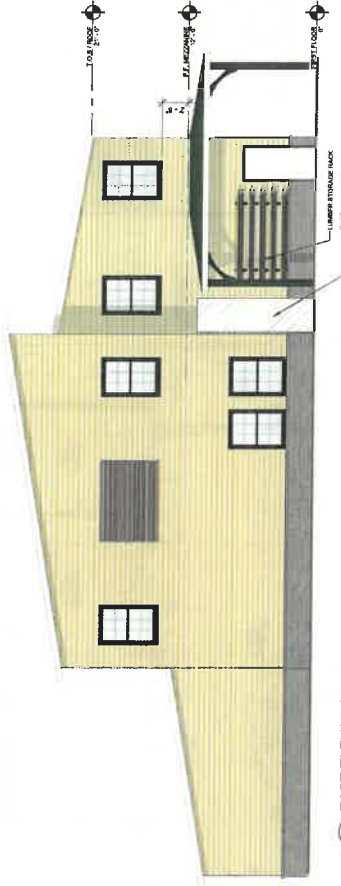
Project Information:
4700 Green St. N.
Seattle, WA 98103
Materials: Light wood framing and structural steel
Metal Roofing
Vinyl Composite Siding
Vinyl Siding
Vinyl Siding
Vinyl Siding

REVISED BOAT SHOP CONCEPT - ELEVATIONS

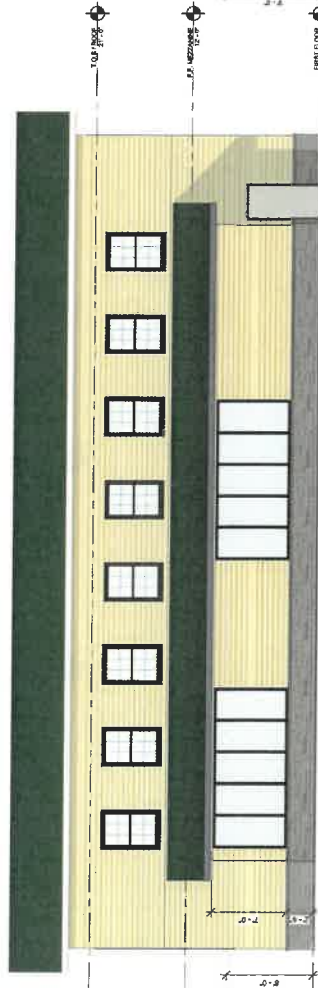
5/9/2024



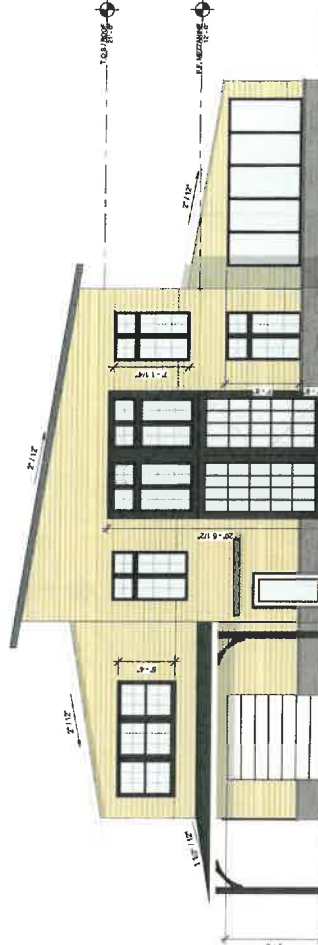
1 NORTH ELEVATION
SCALE 3/8" = 1'-0"



2 EAST ELEVATION
SCALE 3/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 3/8" = 1'-0"



4 WEST ELEVATION
SCALE 3/8" = 1'-0"

ITEM 5
A500

**ANTIQUE BOAT MUSEUM
NEW BOAT SHOP**
BCA ARCHITECTS & ENGINEERS

Project Information:
4,700 Gross SF +/-
Materials:
- Hybrid Construction - Light wood framing and structural steel
- Vinyl Composite Siding
- Wood & Metal Doors
- Vinyl Windows

SECTION

BCA Architects & Engineers
Metropolitan Office | 300 Madison Avenue
New York, NY 10017
Phone: 212.691.1000
www.bcaarchitects.com



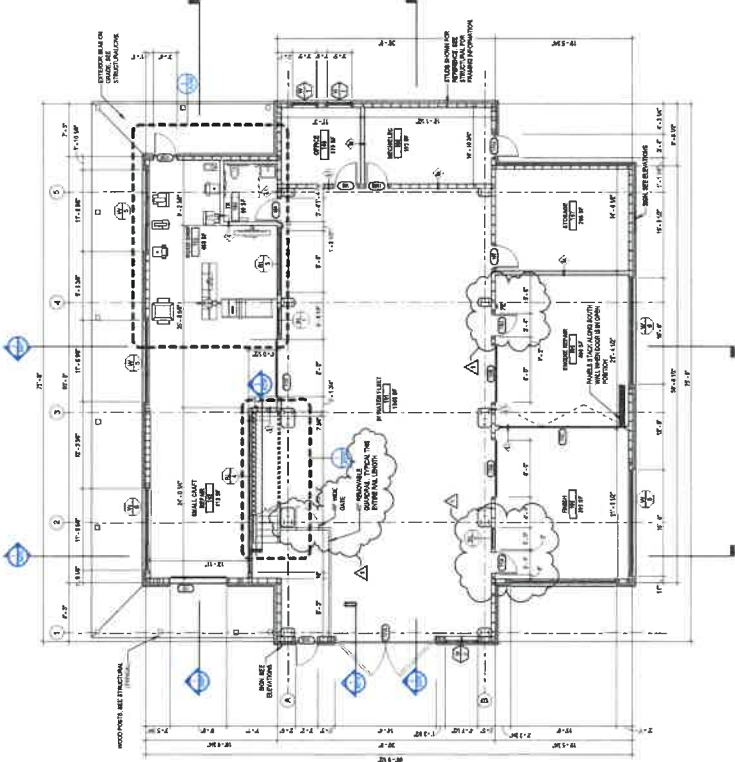
ANTIQUE BOAT MUSEUM
NEW BOAT SHOP
MARY ST. CLAYTON NY

REV DATE: CLAYTON, JEFFERSON, JAY
AUT

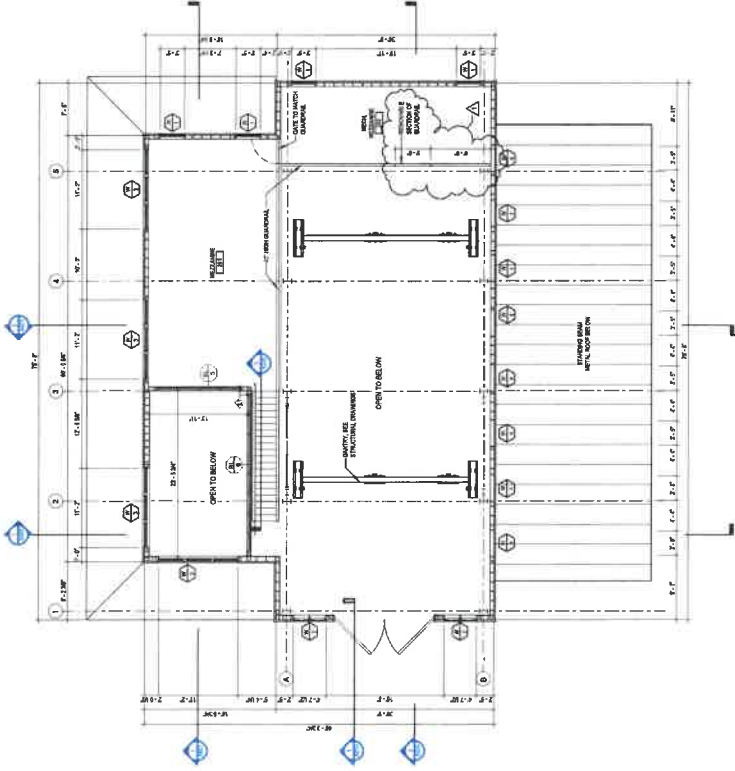
PROJECT NUMBER: 202003
DESIGNED BY: JAY
DATE: 01/2020

FLOOR PLANS

SHEET NUMBER: A100
GMP SET



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN

BCA Architects & Engineers
100 West 10th Street
New York, NY 10011
www.bcaarchitects.com

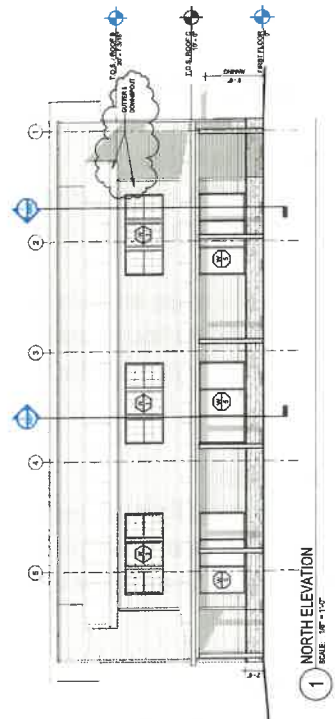


ANTIQUE BOAT MUSEUM
NEW BOAT SHOP
MARY ST., CLAYTON NY
CLAYTON - JEFFERSON NY
PROJECT NUMBER: 202203
CHECKED BY: JCM
DATE: 08/27/2024

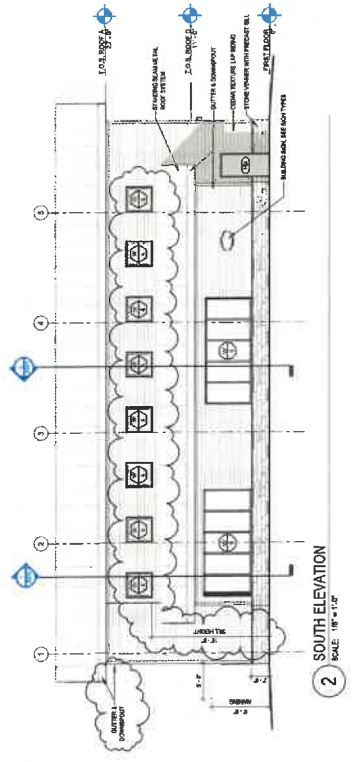
SHEET NUMBER: A500
GMP SET

EXTERIOR ELEVATIONS

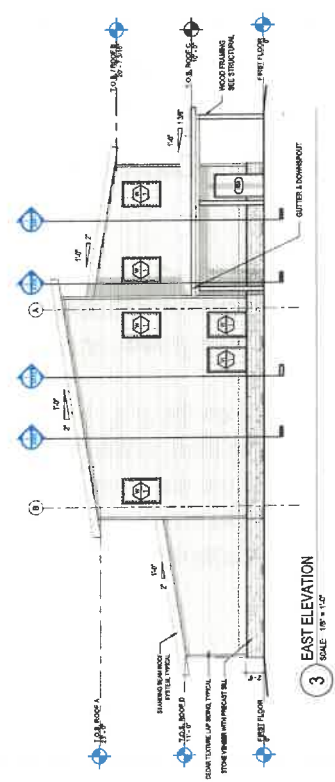
ITEMS



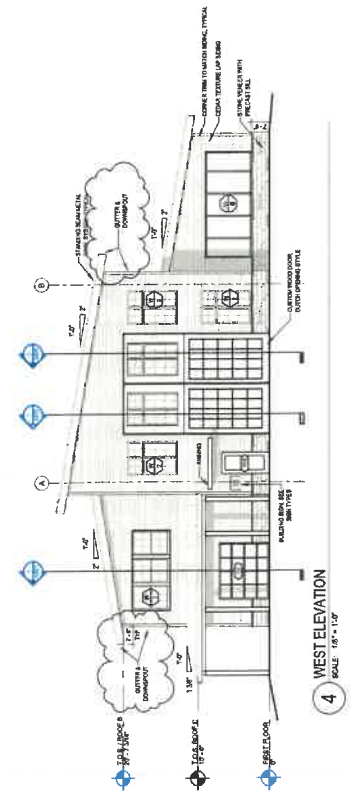
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



CC: Rebecca Hopfinger, Executive Director, ABM

Item 7

Joint Planning Board Questions

Questions From August 1st, 2024 Planning Board Meeting

Q: What are the materials on the exterior of the building?

- A. The exterior of the building will be yellow cedar textured smart siding, green trim, and green standing seam metal roofing to match the existing buildings around the campus.

Q: Has there been consideration regarding the noise and how it will affect the neighboring properties?

- A. This building will operate during museum hours, and the activities will not be intrusive to surrounding properties as all the activity planned for this building already takes place on the campus.

Q: How will stormwater be managed on the site?

- A. The facility will direct water into municipal stormwater systems through direct stormwater drainage from catch basins on site, and gutters and downspouts controlling roof runoff. There will also be site sheet drainage, naturally treating the runoff as it moves across the grass areas and drains into the river.

Q: What type of lighting will there be on the site?

- A. The building will have exterior lighting, matching the other buildings on site. This will be non-pollution lighting. There will also be signage on the building with up lighting illuminating the signs.

Q: Will you be meeting the parking requirements for this building?

- A. We will not be adding any parking spaces specifically for this building. For museums, the local code requires 1 parking space per 500sf of display area, plus (1) parking space per employee. This building is a shop to maintain the museum's boat fleet, and the employees that will be working within this shop are already located on campus. They will be relocating to this building upon completion.

Q: Are there any chemical spills to be worried about?

- A. There are no chemical spills expected from activities within the boat shop. Most repair/refinishing activities consist of washdowns of river growth, and sanding prior to the use of paint or varnish.

Q: You will be removing trees and vegetation on the site. How do you plan to replace this green space?

- A. The site plan shows our landscaping plan, which adds a public paver plaza space surrounded by newly planted trees and shrubs. There are green space buffers along Riverside Dr. that will also be lined with trees. The intention is to provide as much green space as possible on the site, and not develop the entire site with hardscaping or paving.



BCA ARCHITECTS & ENGINEERS

ITEM 7

Questions From September 5th, 2024 Planning Board Meeting

Q: Has the village granted permission for municipal connections, curb cuts, and street parking reconfiguration?

A. The DPW superintendent has approved all the above. An email from Terry Jones is attached. (Item 12)

Q: Has a landscaping plan been provided showing proposed plantings on the site?

A. The proposed plantings can be found on drawing C101 attached. (Item 2,3, & 6)

Q: Are silt fences provided during construction?

A. The locations of the silt fences can be found on drawing C100 attached. (Item 1)

WATERTOWN | ITHACA | ROCHESTER | SARATOGA SPRINGS
TROY | BINGHAMTON | SYRACUSE

15 PUBLIC SQUARE, WATERTOWN, NY 13601

Act Pos	Task Name	Duration	Predecessors	Estimated Start Date	Estimated End Date	Actual End Date	Assigned To	% Complete	Notes
1	Build New Boat Shop	287d		03/01/24	09/05/24	09/05/24		30%	
2	- Pre Construction	208d		03/01/24	12/13/24			49%	
3	Contracts, Bonds, Insurance	76d		05/23/24	09/05/24			45%	
4	Parcel & Permitting	105d		04/25/24	09/19/24			60%	
5	Municipal & County Land	5d		04/25/24	04/25/24			100%	
6	Planning Board Review	26d	12FS +2d	08/01/24	09/05/24			0%	
7	Building Permit	10d	13, 22	08/06/24	09/19/24				
8	Design Documents	134d		03/01/24	09/04/24			78%	
9	Procurement	52d		08/15/24	10/25/24				
10	Bid & Final Pricing	12d	19	08/15/24	08/30/24				
11	Contract Amendment / Exhibit	10d	24	09/02/24	09/13/24				
12	Subcontractor / Vendor Award	30d	25	08/16/24	10/25/24				
13	Submittal/Approval/Leadline	60d		08/23/24	12/13/24				
14	Div. 3			08/23/24					
15	Concrete Mix Design	26SS +5d		08/23/24					
16	Submittal Submitted			08/23/24					
17	Submittal Approved			08/23/24					
18	Leadline			08/23/24					
19	Reinforcement	26SS +5d		08/23/24					
20	Submittal Submitted			08/23/24					
21	Submittal Approved			08/23/24					
22	Leadline			08/23/24					
23	Vapor Barrier	26SS +5d		08/23/24					
24	Submittal Submitted			08/23/24					
25	Submittal Approved			08/23/24					
26	Leadline			08/23/24					
27	Div. 4	10d		10/28/24	11/08/24				
28	Masonry Veneer	10d	26	10/28/24	11/08/24				
29	Masonry SI	10d	26	10/28/24	11/08/24				
30	Masonry Accessories	5d	26	10/28/24	11/01/24				
31	Div. 5	16d		10/28/24	11/15/24				
32	Div. 6	16d		10/28/24	11/15/24				
33	Div. 7	20d		11/04/24	11/23/24				
34	Div. 8	15d		10/28/24	11/15/24				
35	Div. 9	15d		11/18/24	12/02/24				
36	Div. 10	10d		11/18/24	11/29/24				
37	Interior Signage	10d	26FS +15d	11/18/24	11/29/24				
38	Toliet Accessories	6d	26FS +15d	11/18/24	11/23/24				
39	Fire Extinguishers	6d	26FS +15d	11/18/24	11/23/24				
40	Div. 12	16d		10/28/24	11/15/24				
41	Div. 21	20d		10/28/24	11/22/24				
42	Div. 22	35d		10/07/24	11/22/24				
43	Div. 23	20d		10/28/24	11/22/24				
44	Div. 26	28d		10/28/24	11/25/24				
45	Div. 27								
46	Div. 28								
47	Div. 31	10d		10/14/24	10/25/24				
48	Div. 32	35d		10/28/24	12/13/24				
49	Div. 33	10d		10/28/24	11/08/24				
50	- Mobilization	31d		08/03/24	09/13/24			17%	
51	Port-a-John	1d	14FS -6d	09/13/24	09/13/24				
52	Dumpster	1d	14FS -6d	09/13/24	09/13/24				
53	Office Trailer	1d	14FS -6d	09/13/24	09/13/24				
54	Construction Fencing	1d	14FS -6d	09/13/24	09/13/24				
55	Time Lapse Camera?	1d	14FS -6d	09/13/24	09/13/24				
56	- Work Activities	211d		09/13/24	07/04/25				
57	Slewwork & Exterior Improvements	211d		09/13/24	07/04/25				
58	Sit Fence	2d	14FS -6d	09/13/24	09/16/24				
59	Clearing/Tree Removal	5d	14FS -6d	09/13/24	09/19/24				
60	Strip Topsoil	2d	119FS -2d, 15	09/18/24	09/19/24				
61	Remove Chain Link Fence	1d	119FS -2d	09/18/24	09/18/24				
62	Site Fill	6d	119, 135	10/22/24	10/24/24				
63	Water Main (Excavate/Tie-in/Backfill)	4d	133, #REF	08/27/24	10/02/24				
64	Electric Main (Excavate/Tie-in/Backfill)	4d	123, #REF	10/03/24	10/03/24				
65	Sewer Main (Excavate/Tie-in/Backfill)	4d	124, #REF	10/09/24	10/14/24				
66	Stormwater/Roof Leaders	4d	#REF, 135	10/22/24	10/25/24				
67	Site Concrete (Curbs, Walks, & Pads)	10d		05/12/25	05/23/25				
68	Hardscapes	20d	127	05/28/25	06/07/25				
69	Landscaping	5d	128	06/23/25	06/27/25				
70	Topsoil/Seed/Mulch	5d	129	06/30/25	07/04/25				
71	Foundation	33d		08/20/24	11/05/24				
72	Building Structure	33d		11/06/24	12/20/24				
73	Structural Steel Columns & Beams	3d	136, #REF	11/06/24	11/08/24				
74	Exterior Wall Framing	5d	140, #REF	11/11/24	11/15/24				
75	Exterior Wall Sheathing (Both Sides)	5d	141	11/18/24	11/22/24				
76	Roof Trusses	5d	142, #REF	11/25/24	11/29/24				
77	Roof Sheathing	5d	143	12/02/24	12/06/24				
78	Exterior Wall Insulation Board	5d	147, 142	12/18/24	12/20/24				
79	Building Envelope	37d		12/02/24	01/21/25				
80	Roof Insulation Board	5d	144	12/09/24	12/13/24				
81	Standing Seam Roof	6d	144, #REF	12/09/24	12/16/24				
82	Vapor Barrier	5d	148	12/17/24	12/23/24				
83	Windows	10d	143, 149	12/24/24	01/08/25				
84	Aluminum Storefronts	5d	143, 149	12/24/24	12/30/24				
85	Metal Doors & Frames	3d	150	01/07/25	01/08/25				
86	Louvers	2d	150, 159	01/20/25	01/21/25				
87	Wood Dutch Door	10d	143, #REF, #REF	12/02/24	12/13/24				
88	Overhead Doors	5d	143, #REF	12/02/24	12/06/24				

At Risk	Task Name	Duration	Predecessors	Estimated Start Date	Estimated End Date	Actual End Date	Assigned To	% Complete	Notes
	- Interior Finishes	135d		12/03/24		06/04/25			
150	2nd Floor Joists & Sheathing	5d	143	12/02/24		12/06/24			
151	Interior Walls & Rough Framing (Blocking, Stairs, etc.)	10d	157	12/09/24		12/20/24			
152	Mechanical (Rough-In Duct Work)	20d	158	12/23/24		01/17/25			
153	Electrical (Rough-In Panels & Conduit)	20d	158, 89	12/23/24		01/17/25			
154	Plumbing (Rough-In Supply Lines and Waste Drain)	10d	158	12/23/24		01/03/25			
155	Batt Insulation - Interior Walls	5d		01/30/25		02/05/25			
156	Gypsum Wallboard Walls	10d	162, #REF, 160	02/04/25		02/19/25			
157	Paint	10d	#REF	03/20/25		04/02/25			
158	Interior Doors & Windows	10d	#REF	03/20/25		04/02/25			
159	Canopy Crane	10d	163, #REF	02/20/25		03/05/25			
160	Epoxy Flooring	10d	165, 166	04/03/25		04/18/25			
161	Wood Flooring	5d	167	04/17/25		04/23/25			
162	Trims, Millwork, Cabinets, Countertops (Owner Supplied FFE)	15d	168	04/24/25		05/14/25			
163	Mechanical Finishes								
164	Electrical Finishes (Lighting, Recept, etc.)	15d	167	04/17/25		05/07/25			
165	Plumbing Finishes								
166	Shop Equipment (Owner Supplied FFE)	20d	171	05/08/25		05/04/25			
167	- Exterior Finishes	40d		12/17/24		02/19/25			
168	Gutters & Snow Guards	4d	148, #REF	12/17/24		12/20/24			
169	Soffits	10d	148, 175	12/23/24		01/03/25			
170	Siding & Trims	15d	141, 150, 154, 155	01/07/25		01/27/25			
171	Paint Siding, Trims, Soffit	10d	177	01/28/25		02/19/25			
172	Exterior Lighting	5d	177	01/28/25		02/03/25			
173	Exterior Signage	5d	177	01/28/25		02/03/25			
174									
175	- Contract Closeout								
176	Warranties	10d							
177	Operation & Maintenance Manuals	15d							
178	Training	5d							
179	Certificates of Occupancy	5d							
180									
181	- Demobilization	75d		05/28/25		06/08/25			
182	Remove Job Trailer	1d		05/28/25		05/28/25			
183	Punchlist	5d	173	06/04/25		06/11/25			
184	Final Clean	2d	189	06/12/25		06/13/25			
185	Ribbon Cutting	1d		09/08/25		09/08/25			

VILLAGE OF CLAYTON
APPLICATION FOR SITE PLAN REVIEW

ITEM 9

Application #: _____
Date of Application: _____
Application Fee: _____
Public Hearing Date: _____ Time: _____ PM
For Planning Board Use Only

Zoning District: Riverwalk A
Tax Map #: 20.46 Block #: 616 Lot #: 1-3 Thru 1-7

TO THE JOINT TOWN/VILLAGE PLANNING BOARD

A. Statement of Ownership and interest:

The Applicant(s) Antique Boat Museum Phone# (315) 686-4104
is/are the owner(s) of property situated at the following
address: 624 Mary St; 816, 818, 820, 824 Riverside Drive, Clayton, NY.

The above-described property was acquired by the applicant(s) on
Date: 1-3: 1990; 1-4: 1999; 1-5: 2001; 1-6: 2021; 1-7: 2006.

B. Request:

Applicant(s) request(s) a Site Plan Review for the use of the property
for a new boat shop building associated with the museum as
provided by the Village of Clayton Zoning local law; and in support of
the application hereby submits the following:

ADDRESS EACH OF THE FOLLOWING ITEMS

1. The title of the drawing, including the name and address of the applicant and the person responsible for the preparation of such drawing. The "drawing" shall be defined as preliminary architectural drawing for buildings to be constructed, floor plans, exterior elevations and section and engineering plans to include street improvements, storm drainage and water supply and sanitary sewer facilities.

Floor Plans, Elevations, and Site Plans, prepared by BCA Architects and Engineers

2. North arrow, scale and date.
Shown on all attached drawings

3. A survey of property showing existing features, including contours, large street trees, buildings, structures, streets, utility easements, right-of-way, land use, zoning and ownership of surrounding property.
Shown on all attached drawings

4. Existing bodies of water with high-water marks.
The existing property is adjacent to the St. Lawrence River and above the High Water elevation..

5. Floodplain boundaries, as determined by the Federal Emergency Management Agency.
The property is not within the flood plain.

6. A grading and drainage plan, showing existing and proposed contours.
Shown on all attached drawings, with a combination of sheet drainage to grass areas and catch basins connected to existing storm sewer

7. The location, design, type of construction, proposed use and exterior dimensions of all buildings.
Shown on drawings A100 & A500

8. The location, design and type of construction of all off-street parking and truck-loading areas, showing ingress and egress.
Shown on drawings A100 & A500. The Existing adjacent parking lot will be utilized for parking and access.

9. Provisions for pedestrian access, including public and private sidewalks.
Shown on the landscaping plan and drawings C100 & C101.

10. The location of outdoor storage and description of materials to be stored, if any.
Not Applicable

11. The location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls, fences, roads, curbs, sidewalks and landscaping. Site improvements will be limited to new concrete curbs for removal of existing curb cuts. Site topography will be maintained with site drainage being to grass areas and catch basins with connections to existing storm sewer.

12. A description of the method of sewage disposal and the location, design and construction materials of such facilities and the proposed connections to existing storm and sanitary sewer lines.
Connection to existing municipal storm/sewer. Design to be coordinated with Village DPW.

13. A description of the method of securing public water and the location, design and construction materials and proposed connection to existing waterlines.
Connection to existing municipal water. Design to be coordinated with Village DPW.

14. The location of fire and other emergency zones, including the location of fire hydrants.
No change to existing fire or emergency zones or fire hydrant locations.
15. The location, design and construction materials of all energy distribution facilities, including electrical, gas and solar energy.
Not Applicable
16. The location, size, design and construction of all proposed signs.
Proposed ABM signs will be located on the building. (see renderings)
17. The location and proposed development of all buffer areas, including existing vegetative cover.
See Landscaping Plan
18. The location and design of outdoor lighting facilities.
Exterior lighting is located on the building and limited to security and entrances
19. Identification of the location and amount of building area proposed for retail sales or similar commercial activity.
Not Applicable
20. A general landscaping plan and planting schedule.
See Landscaping Plan
21. An estimated project construction schedule, including completion for each phase of building and parking and landscaped areas.
Preliminary construction schedule anticipates final completion of both building and site in August 2025.
22. A record of application for an approval status of all necessary permits from federal, state and county officials.
Upon approval of planning application, a building permit will be applied for.
23. Identification of any federal, state or county permits required for the project's execution
Upon approval of planning application, a building permit will be applied for.
24. A freshwater wetlands permit, if required.
Not Applicable
25. A description of proposed uses, hours of operation and projected volume and circulation of traffic generated both on and off site.
The building will be used as a boat shop for the repair and maintenance of ABM boats. it will be used for educational classroom and hands on experiences for students and volunteers. The hours of operation will be from 8am to 5pm with some evening educational programs. There will be 3-5 employees/ volunteers working in the building. An increase in business volume and traffic is not expected
26. An engineering feasibility study of an anticipated problem which might arise due to proposed development, as required by the Joint Town/Village Planning Board.
No problems with the new building are anticipated

27. An appropriate Environmental Assessment Form or draft Environmental Impact Statement and all other documentation required by the State Environmental Quality Review Act and the regulations thereto.

SEQR has been submitted

28. Filing fee

29. Site Plan Review Deposit if applicable

C. Substantiation for Request:

Applicant(s) allege(s) that the proposed Site Plan Use:

1. Would be in harmony with the character of the neighborhood because The proposed building is consistent with the characteristics of the adjacent Antique Boat Museum Campus, and the shape and orientation of this building has similar features to the adjacent residential properties surrounding the site.
2. Would not be detrimental to the property of other persons in the neighborhood because this facility will provide an open public space including hard-scaped and landscaped areas on what has otherwise been and empty, vacant lot since the demolition of the existing house structures previously occupying the site

D. Special Features:

In addition to meeting the standards prescribed by the Zoning Ordinance, the applicant(s) agree(s) to provide

Re-purpose the wood from the Maple tree that will be removed from the site to be used within the Museum

_____ in order that the public convenience, welfare and safety will be further served.

E. Site Inspection:

Applicant agrees that members of the Joint Town/Village Planning Board may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board.

Please list preferred days/times: No restrictions

Dated: 31 July 2024

Applicants Name: Antique Boat Museum (please print)

Address: 750 Mary St.

Clayton NY 13624

Applicants Signature: Rebecca Hoplings, Executive Director

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Antique Boat Museum - New Boat Shop			
Project Location (describe, and attach a location map): 624 Mary Street, Clayton NY			
Brief Description of Proposed Action: The proposed boat shop building will contain boat restoration and repair bays, engine repair rooms, a wood shop and finishing room, and an educational viewing mezzanine for museum patrons. This building will be construction on a previously developed site, and will be the primary building used for maintaining the Antique Boat Museum's in-water fleet.			
Name of Applicant or Sponsor: Rebecca Hopfinger, Executive Director		Telephone: 315-686-4104 E-Mail: rebecca@abm.org	
Address: 750 Mary Street			
City/PO: Clayton	State: NY	Zip Code: 13624	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.353 acres	
b. Total acreage to be physically disturbed?		.128 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Museum			
<input type="checkbox"/> Parkland			

	NO	YES	N/A	
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Letter received from NYS SHPO stating no affect on archaeological or historic resources (see attached)	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ The property is adjacent to the St. Lawrence River. No work, alterations or encroachments are proposed to this waterbody _____ _____	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	NO	YES

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Blanding's Turtle, Indiana ... The project site is not a recognized habitat for any of the listed species (see attached)	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Grading techniques on the proposed site will direct any storm water not absorbed into the ground toward storm drains on site or municipal storm drains		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: DEC identifies any property that is within 2,000 feet of a previously remediated property. (see attached) The subject property has not been specifically identified although Asbestos Containing materials were removed under DEC/DOL permits when the 4 houses were demolished.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rebecca Hopfinger</u> Date: <u>9/9/2024</u>		
Signature: <u></u> Title: <u>Executive Director</u>		

EAF Mapper Summary Report

Monday, September 9, 2024 9:21 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swire, Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Blanding's Turtle, Indiana Bat, Rusty-patched Bumble Bee, Pugnose Shiner, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

Taylor J. Woolf

From: DPW SUPERINTENDENT <dpw@villageofclayton.org>
Sent: Wednesday, September 25, 2024 3:35 PM
To: Chantal Keefer
Cc: Jeffrey E. Mosher; codes; Taylor J. Woolf; Rick W. Tague; Nancy Hyde; zoning; Casey D. Dickinson
Subject: Re: [EXTERNAL] Antique Boat Museum New Boat Shop (BCA Project No. 2022-025)

Good afternoon,

I am satisfied with the water and sewer connections on Riverside Dr. and the curb cut and parking arrangements for the new boat shop.

Kind regards,

Terry Jones
Village of Clayton DPW Superintendent



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

September 04, 2024

Taylor Woolf
Architect
BCA Architects & Engineers
225 W. Jefferson St.
First Floor 1
Syracuse , NY 13202

Re: OAHF
Antique Boat Museum - New Boat Shop
824 Mary St, Clayton, NY 13624
24PR07357
2022-025

Dear Taylor Woolf:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Leslie Krupa at the following email address:

Leslie.Krupa@parks.ny.gov

Sincerely,

A handwritten signature in black ink that reads "R. Daniel Mackay". The signature is written in a cursive, flowing style.

R. Daniel Mackay

Deputy State Historic Preservation Officer
Division for Historic Preservation

