

VILLAGE OF CLAYTON

Zoning Officer

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

Zoning Department

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

Zoning Board of Appeals

Stephen Mack
Chairman
Lori Arnot
Dale Maclaughlin
Ashley Pastorius
Clyde (Chip) Garnsey
(Alternates)
Nick Reddick

NOTICE OF PUBLIC HEARING

Please take notice that the following public hearing will be held by the Joint Village/Town of Clayton Zoning Board of Appeals on **July 29, 2024 at 7:00 PM** in the **Town's Cerow Recreation Park**, at 600 E. Line Road, Clayton, as required by the Local Zoning Law to hear all persons concerned with the Boards consideration in granting an area variance to **Antique Boat Museum** on the property located at 624 Mary Street, and 816, 818, 820, 824 Riverside Drive Clayton, in the Riverwalk-A district, Tax Map # 20.46-1-3 thru 20.46-1-7, to erect a New Museum closer to a property line than is allowed, and a square feet variance by Article XII, § 132-87-B of the Local Zoning law.

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

Richard Ingerson
Zoning Officer
Town of Clayton

**ZONING BOARD OF APPEALS
TOWN OF CLAYTON
APPLICATION FOR AN AREA VARIANCE**

Application #: V-VAR-005-24
Date of Application: 7/17/24
Application Fee Received: \$375.00 # 55425 & 55427
Date of Public hearing: 7/29/24 7:00 PM

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

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) Antique Boat Museum
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 1-3: 1990; 1-4: 1999; 1-5: 2001;
Date 1-6: 2021; 1-7, 2006

B: The applicant requests the following AREA variance to:

Construct a new boat shop building associated with the museum

The area or dimensional variance requested is as follows:

The lot size is 15,600 SF. The minimum lot size required by the local zoning code is 20,000SF. The building size, given the required program, does not fit within the required setbacks, and extends beyond a side setback by approximately 11' on the NW side of the site.

ATTACH A SITE PLAN DRAWN TO SCALE

*11' West Side yard variance
4,400 sqft lot size variance*

C: Reasons for request:

(1) The requested variance will not create an undesirable change in the character or the neighborhood or detriment to nearby properties in that:
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) The benefits sought by the applicant cannot be achieved by any other feasible method because:
proximity of the boat shop to the rest of the museum campus is crucial to museum operation. The site, and sites immediately adjacent are connected to, or owned by the museum. Program requirements of this boat repair shop create a minimum building footprint that cannot be met by other properties or buildings on the museum campus.

(3) The requested variance is not substantial in that: Only the NW corner of the building extends beyond the setback line by approximately 11' and the property on this side of the proposed site is also owned by the Antique Boat Museum.

(4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because: This property will benefit from the facility, which 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 existing house structures previously occupying the sites.

D: State Inspection:

Applicant agrees that members of the Joint Town/Village Zoning Board of Appeals 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:

10:AM - 4:00PM, Monday - Friday

Dated: 8 July 2024 Phone #: 315 686 9104 ext. 224

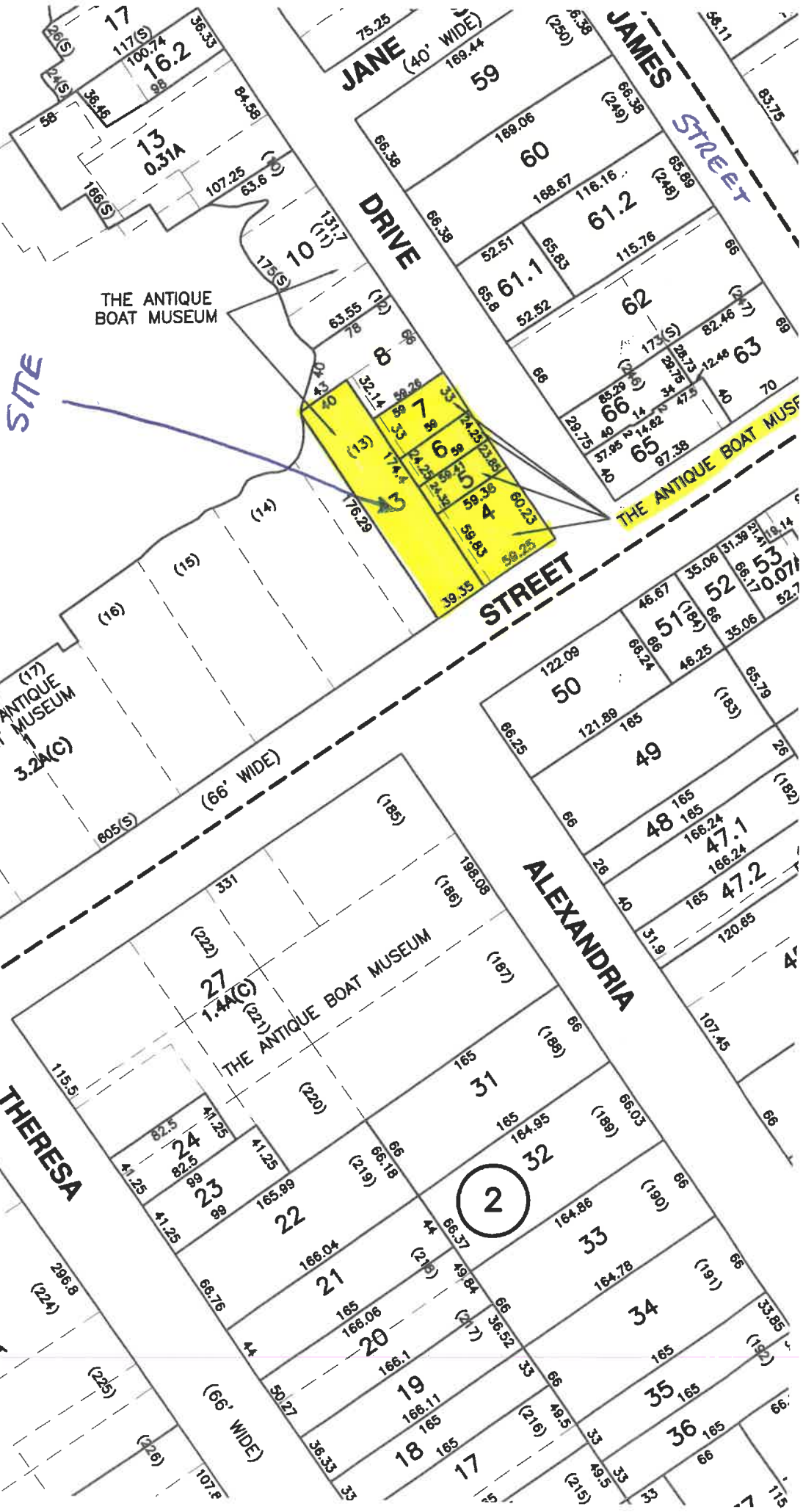
Applicants Name: Antique Boat Museum. (please print)

Mailing Address: 750 Mary St. Clayton, NY 13624

Applicants Signature: Rebecca H. Amgen



SITE



2

THE ANTIQUE BOAT MUSEUM

(17) THE ANTIQUE BOAT MUSEUM
3.2A(C)

(22) THE ANTIQUE BOAT MUSEUM
1.4A(C)

THE ANTIQUE BOAT MUSEUM

MARY STREET

THERESA STREET

ALEXANDRIA STREET

JANE DRIVE (40' WIDE)

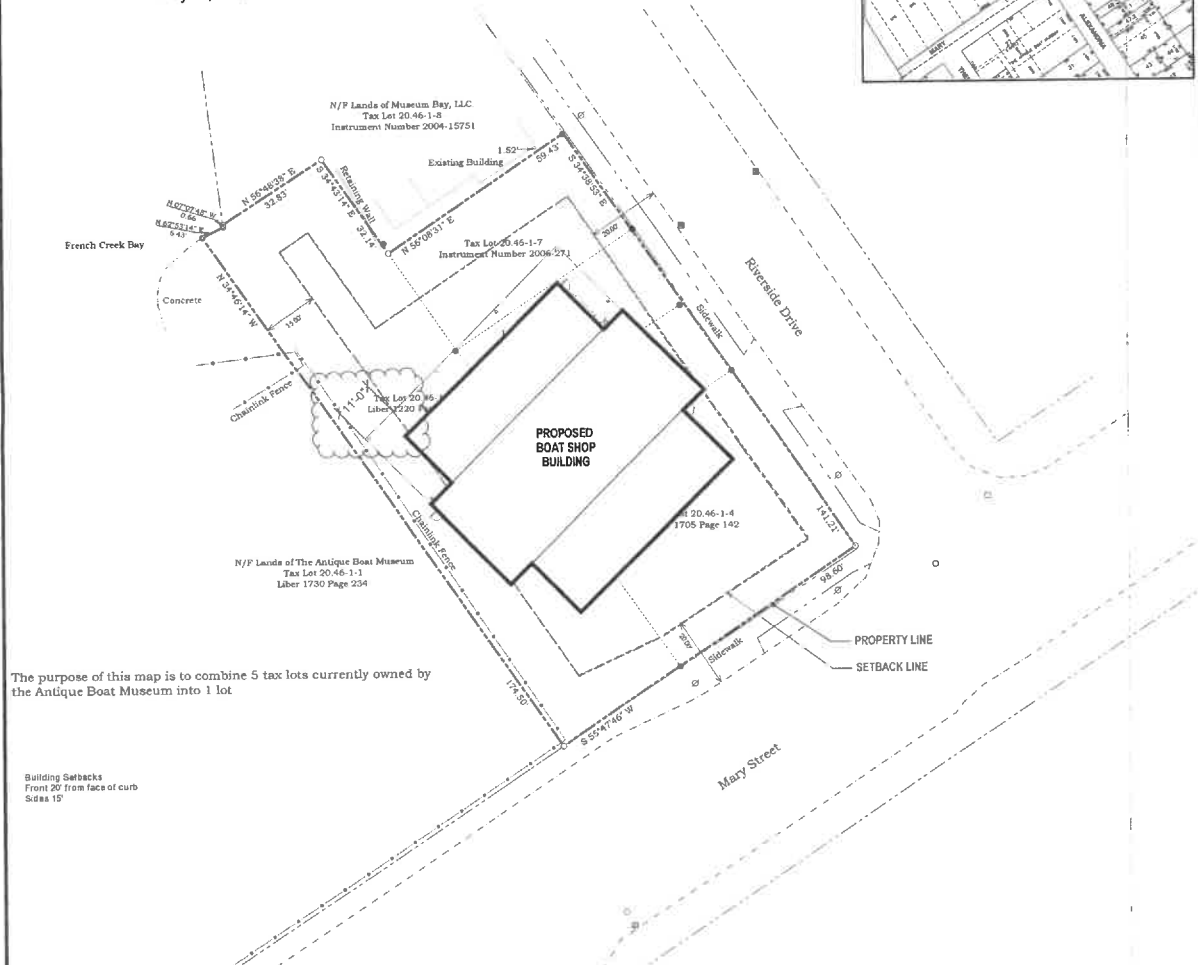
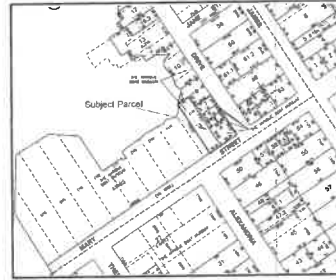
JAMES STREET

DRIVE

Lot Combination of 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
May 21, 2024

Location Plan Not to Scale



The purpose of this map is to combine 5 tax lots currently owned by the Antique Boat Museum into 1 lot

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

Approved by the Town of Clayton

By: (Name) _____
(Title) _____

Date: _____

Signature: _____

This is a violation of Section 2209 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 draw this document or any one. If altered, such alteration shall void the map and the instrument. "Altered" defined by law or by regulation, shall have a specific description of alteration.

Only boundary survey maps bearing the surveyor's embossed seal or other emblem are genuine and shall exempt copies of the surveyor's original work and copies.

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The combination is limited to parcels for whom the boundary survey map is prepared as the life necessary, as the governmental agency, and in the existing condition based on the boundary survey map.

The certificates herein are not transferable.

The location of underground improvements or encroachments are not always known and often must be established. Any underground improvements or encroachments noted, they are not covered by this certificate.

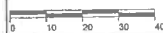
This property is subject to any easement or right of way or other such interests by the same or other as set forth in previous certificates.

LEGEND

- Iron Pin Set
- ▲ Reference Trees
- Iron Pipe Found
- ⊙ Iron Pin Found
- Found Stone Corner
- ▲ Found Iron Pin In Stone
- ⊙ Found Aisle
- ⊙ Utility Pole
- ⊙ Fire Hydrant
- Property Line
- Fence Line
- Low Water Mark
- - - Right of Way
- ⊙ Stone Wall

Owner of Record:
Antique Boat Museum

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

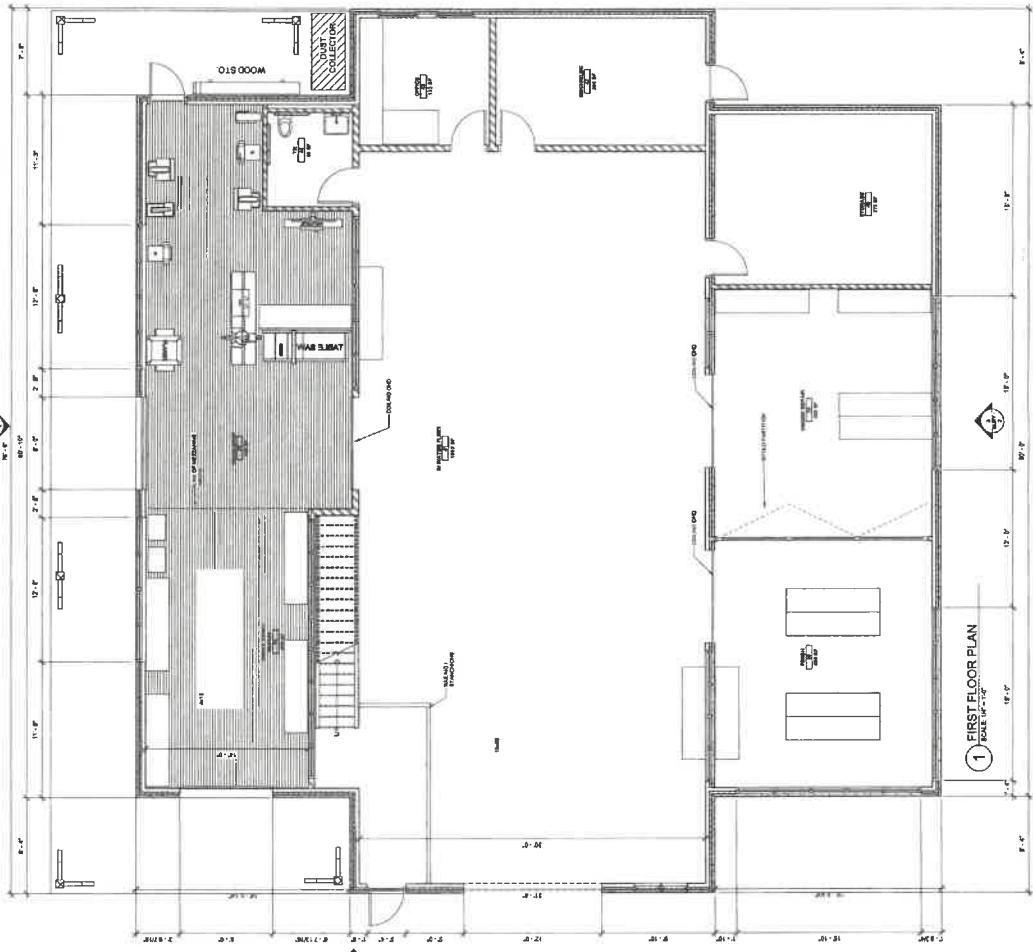


Prepared By:
Matthew Carson Constance



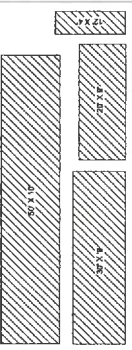
Ramshorn Surveying, PLLC.
Boundary, Topographic, and Construction Surveying
476 County Route 11
Gouverneur, NY 13642
315-535-7171
mcc@ramshornsurveying.com

Matthew Carson Constance P.L.S.
NY License No. 051067
PA License No. SUD75550

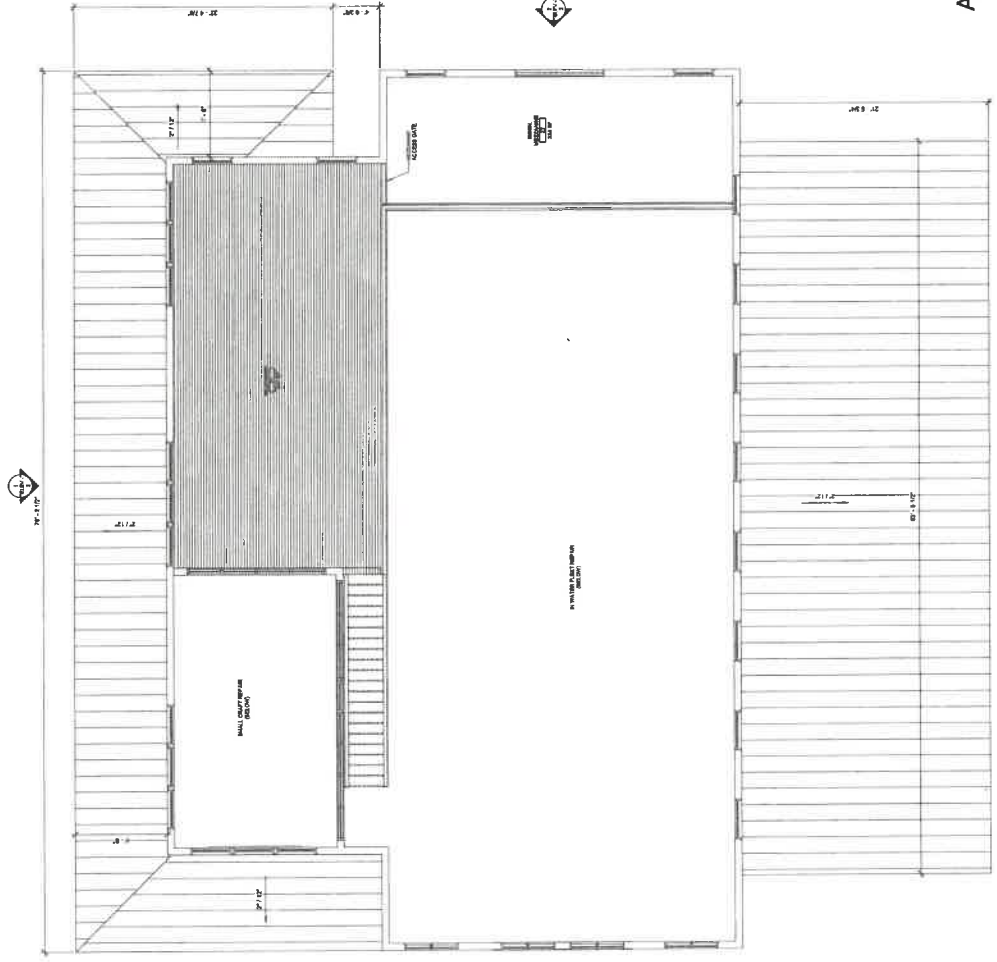


1) FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

SCALE SIZE



ANTIQUE BOAT MUSEUM
NEW BOAT SHOP
BCA ARCHITECTS & ENGINEERS



ANTIQUE BOAT MUSEUM
 NEW BOAT SHOP
 BCA ARCHITECTS & ENGINEERS

1 MEZZANINE PLAN
 SCALE: 1/4" = 1'-0"





JOINT TOWN/VILLAGE OF CLAYTON ZONING BOARD OF APPEALS

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 an _____ Use Variance, an Area Variance, or _____ Setback Approval to the Joint Town/Village of Clayton's Zoning Board of Appeals for property located at:

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

Tax Map # 2047 Block# 1 Lot# 3 thru 7

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

Rebecca Hopfinger
Signature of Property Owner

7-17-24 Date Phone #: (315) 686-4104 ext 224

Rebecca Hopfinger
Signature of Agent

7-17-24 Date Phone #: (315) 686-4104 ext 224

Short Environmental Assessment Form

Part 1 - Project Information

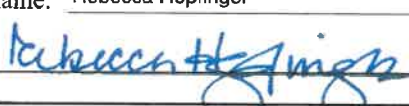
Instructions for Completing

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	
Address: 750 Mary Street		E-Mail: rebecca@abm.org	
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			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> 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 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. <ul style="list-style-type: none"> 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? 	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. <ul style="list-style-type: none"> 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? 	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. <ul style="list-style-type: none"> 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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 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	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ _____	NO	YES
	<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?”

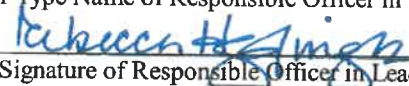
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity 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.

<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 checked="" 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.
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

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