

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
Adam Powers
Kevin Patchen
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 Hopfings, Executive Director



SITE

THE ANTIQUE BOAT MUSEUM

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

(21)
THE ANTIQUE BOAT MUSEUM
1.4A(C)

THE ANTIQUE BOAT MUSEUM

MARY STREET

JANE STR
(40' WIDE)
DRIVE

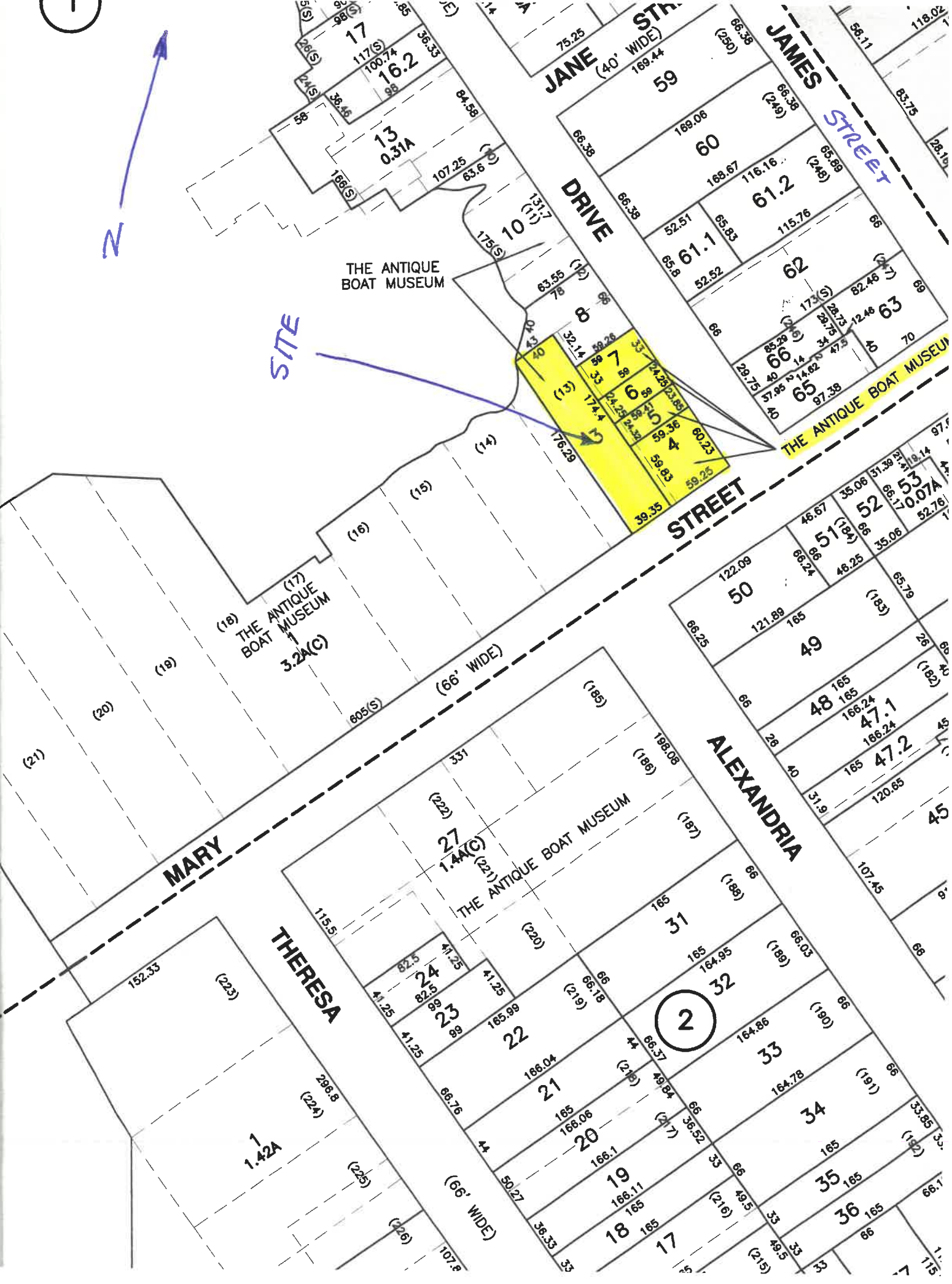
JAMES STREET

ALEXANDRIA STREET

THERESA

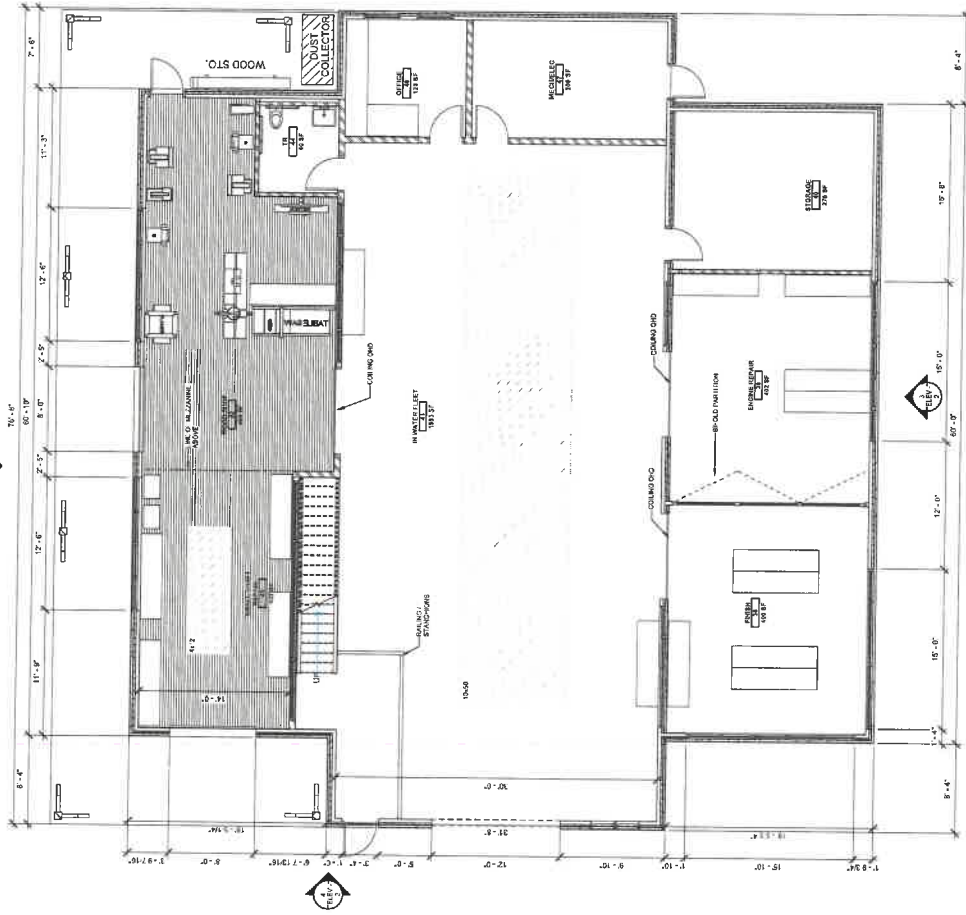
2

(66' WIDE)



REVISED BOAT SHOP CONCEPT

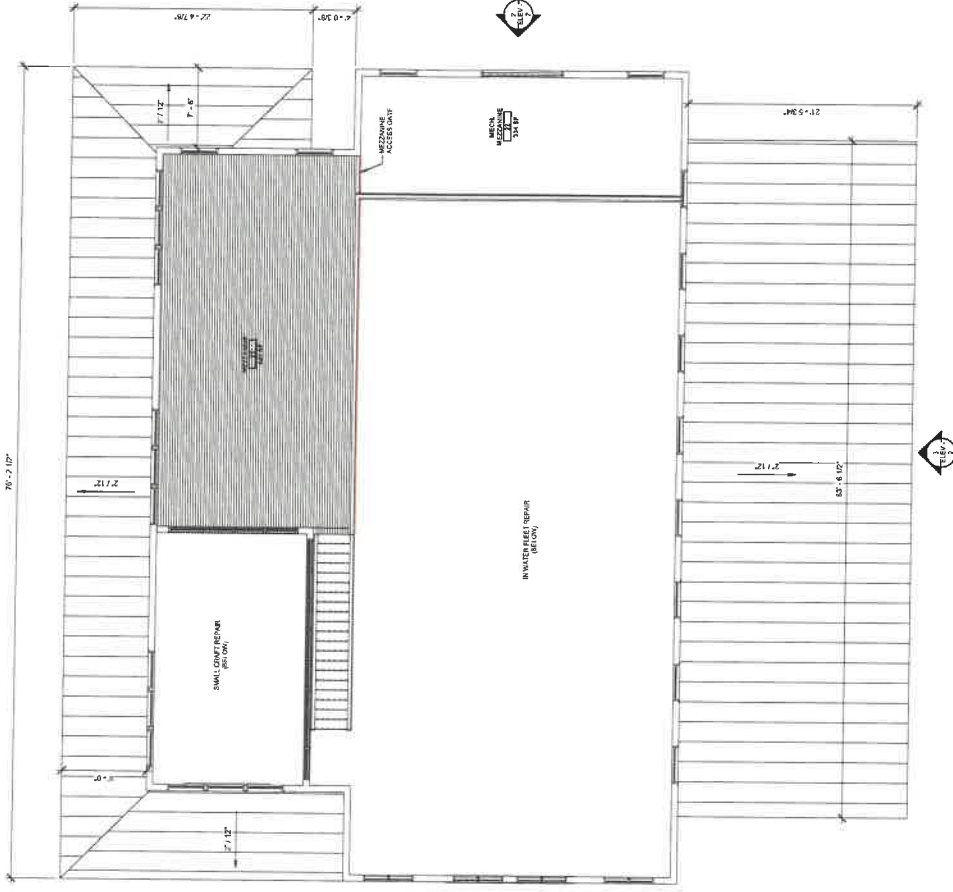
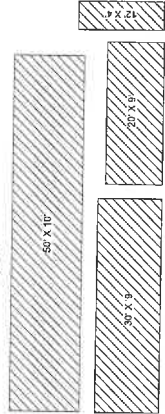
5/9/2024



1 FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

BOAT SIZES



2 MEZZANINE PLAN

SCALE 3/16" = 1'-0"

Project Information:

4,700 Gross SF +/-
 Materials:
 - Heavy construction - Light wood framing and structural steel
 - Mass Timber
 - Mass Timber
 - Wood & Metal Joist
 - Vinyl Windows



A100

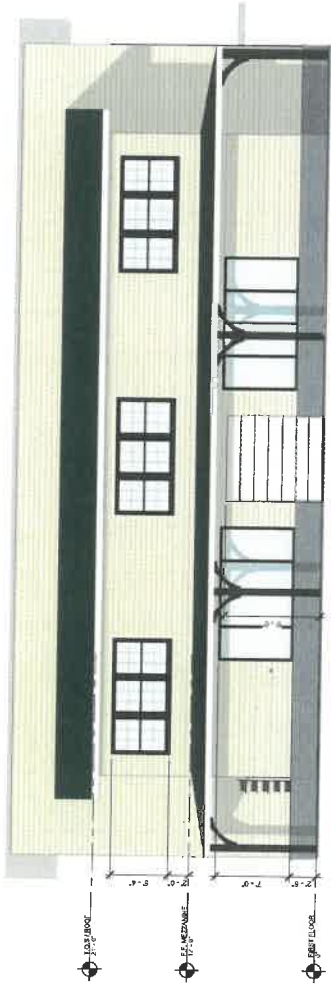
**ANTIQUÉ BOAT MUSEUM
 NEW BOAT SHOP**



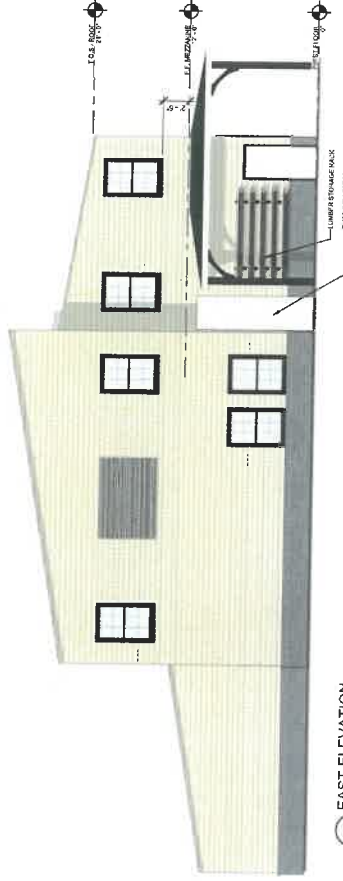
BCA ARCHITECTS & ENGINEERS

REVISED BOAT SHOP CONCEPT - ELEVATIONS

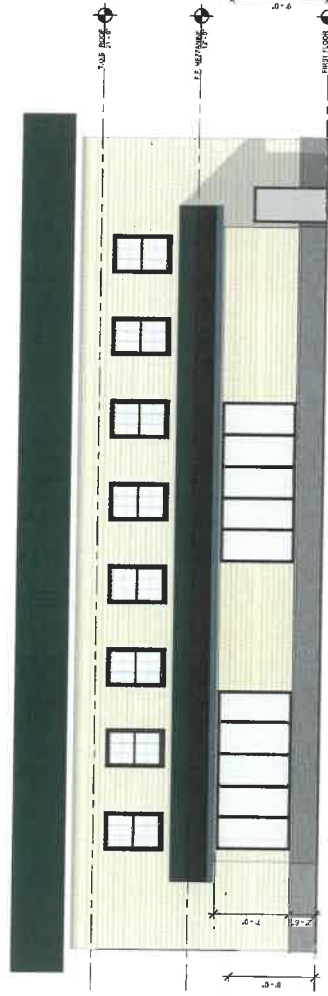
5/9/2024



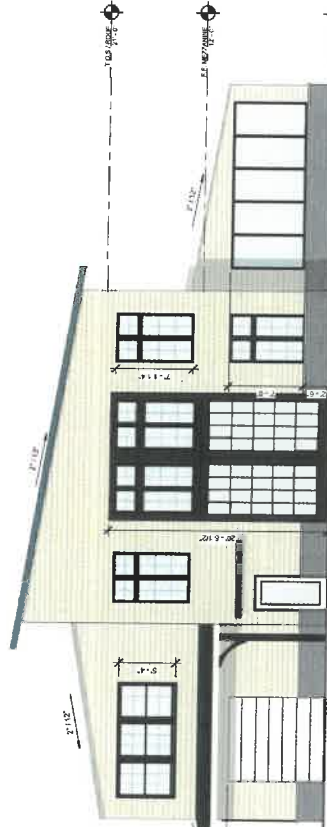
1 NORTH ELEVATION
SCALE 3/8" = 1'-0"



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:
 4,700 sq ft of 1st
 1st floor
 Material: - Light wood framing and structural steel
 - Metal Roofing
 - Vinyl Composite Siding
 - Vinyl Windows



SITE PLAN
SCALE: 1" = 100'

NOT FOR CONSTRUCTION

THIS PLAN IS THE PROPERTY OF BCA ARCHITECTS ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BCA ARCHITECTS ENGINEERS IS STRICTLY PROHIBITED. CONTACT: BCA ARCHITECTS ENGINEERS, 327 MAIN STREET, WESTPORT, NY 13851, (518) 752-2121, WWW.BCAENGINEERS.COM



ANTIQUE BOAT MUSEUM
Proposed New Building
750 Main Street
Clifton - Jefferson - New York

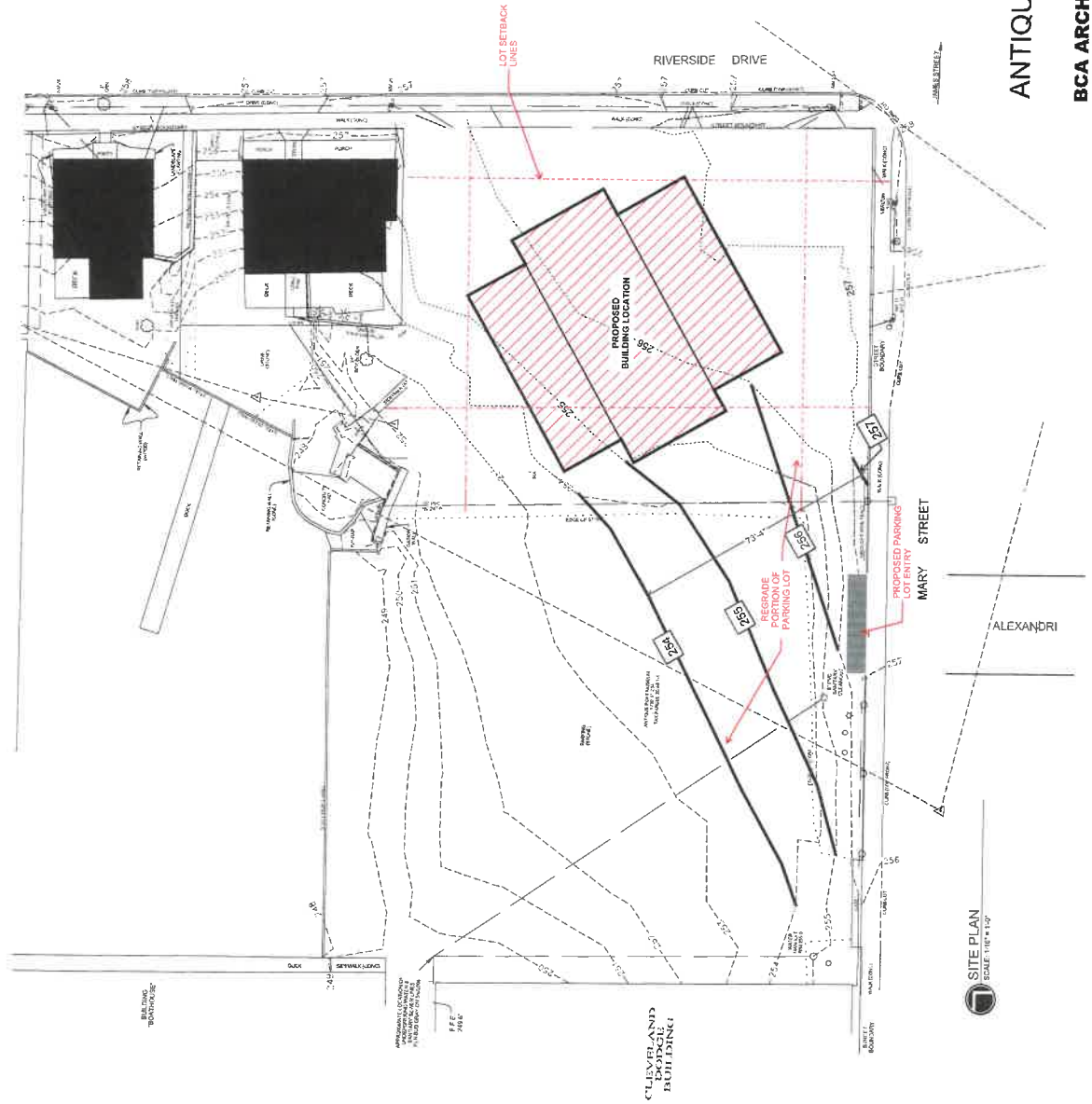
DATE:	PROJECT:
SCALE:	CLIENT:
PROJECT:	DESIGNER:
PROJECT:	PROJECT:

SITE & LANDSCAPING PLAN

C100

REVISED BOAT SHOP CONCEPT - SITE PLAN

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	617 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 # 20.47 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

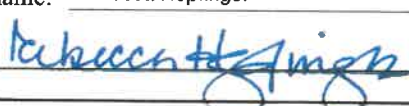
Instructions for Completing

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	
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"/>
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			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,	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	
	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"/>	
		<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? 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: _____	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?"

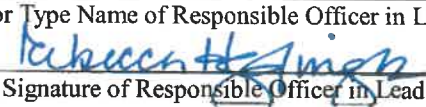
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity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