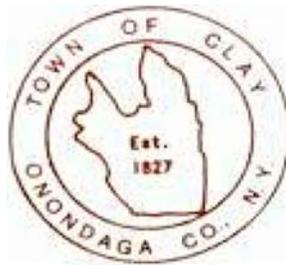


# LOCAL WATERFRONT REVITALIZATION PLAN

for the

**TOWN OF CLAY**  
**Onondaga County, New York**

Prepared for:



TOWN OF CLAY  
4401 Route 31  
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## **EXECUTIVE SUMMARY**

## **1.0 WATERFRONT REVITALIZATION BOUNDARY**

### **1.1 Regional and Local Setting**

The Town of Clay is located in northern Onondaga County, approximately 2.5 miles north of the City of Syracuse, approximately 1 mile northwest of Onondaga Lake and approximately 1 mile west of Oneida Lake. The Town is approximately 48 square miles in size, and is bordered by the Town of Lysander to the west, the Town of Salina to the south and the Town of Cicero to the east. The Towns of Schroepel and Hastings, located in Oswego County, border the Town of Clay to the north. The Town has approximately 26 miles of shoreline along the Seneca River, the Oneida River and the Erie Canal. Refer to *Figure 1 – Regional Setting*.

### **1.2 Boundary Criteria**

The boundary of the Town’s waterfront area, referred to in this plan as the Waterfront Corridor, is intended to include all land and features within the Town of Clay that may have a “direct and significant impact” on the Town’s river shorelines and one or more of the following characteristics:

- Areas having direct contact with, dependent upon or makes use of the Town’s waterfront.
- Natural features that are affected by or have an affect on the Town’s waterfront.
- Lands having a direct functional, cultural or historical relationship with the Town’s shoreline.
- Lands having a direct aesthetic relationship with the Town’s waterfront. This includes land that may be clearly visible from the waterfront or may have waterfront views from a portion of the land.

### **1.3 Description of Waterfront Corridor**

#### ***Waterside Boundary***

The waterside boundary of the Waterfront Corridor begins at the center of the Seneca River, at the Town of Clay/Town of Salina line and follows the Seneca River north, along the center of the river (Town of Clay/Town of Lysander line) until it reaches Three Rivers Point, where the Seneca and Oneida Rivers meet to form the Oswego River. The waterside boundary then continues to the northeast, along the center of the Oneida River (Town of Clay/Town of Schroepfel line), around Horseshoe Island and to the east. The boundary continues along the Oneida River north toward the northernmost portion of the Town of Clay, then follows the center of the river (Town of Clay/Town of Hastings line) to the southeast toward Oneida Lake until it reaches the northeast boundary of Town of Clay, where it meets with the Town of Cicero. This waterfront boundary area also includes the portion of the Erie Canal known as the Big Bend Cut, located south of Horseshoe Island, and a second portion of the Canal known as the Anthony Cut, just south of the Town of Clay/Town of Schroepfel/Town of Hastings line, which includes the New York State Canal System Lock 23.

#### ***Inland Boundary***

The inland boundary of the waterfront redevelopment corridor begins at the center of the Seneca River, at the Town of Clay/Town of Salina line, and follows the town line to the southeast where it meets John Glenn Boulevard. The boundary then follows the centerline of John Glenn Boulevard east to County Route 57. The boundary line runs north along the centerline of County Route 57 until its intersection with Ver Plank Road, where it heads east along the centerline of Ver Plank Road to Bennett Road. The boundary follows Bennett Road north to Marder Road. The boundary continues along Marder Road to the east and continues across Interstate Route 481. The boundary continues east at the intersection of Marder Road and Bonstead Road. The boundary includes parcels of land on both the north and south sides of Marder Road, east through the intersection at Morgan Road. The

boundary continues east along Oak Orchard Road, until its intersection with Henry Clay Boulevard. The boundary then continues east along the centerline of Oak Orchard Road (including parcels to the north only), until its intersection with Caughdenoy Road. The boundary continues north along Caughdenoy Road until it meets Guy Young Road. The boundary follows the centerline of Guy Young Road east to the Town of Clay/Town of Cicero line. The boundary follows the town line north, to the center of the Oneida River, where it meets the waterside boundary. The Waterfront Corridor contains approximately 8,200 acres of land. Refer to *Figure 2 – Waterfront Corridor* and *Figure 2A – Waterfront Corridor (Larger Scale)* for the limits of the Waterfront Corridor.

## **2.0 LAND USE INVENTORY AND ANALYSIS**

### **2.1 Historic Land and Water Use**

The area that is today the Town of Clay was first inhabited by European settlers in the 1790's. It is often noted that the first settler was Patrick McGee, having constructed a log cabin at the juncture of the Seneca and Oneida Rivers in 1793. However, some historians have found evidence of this location having been previously settled by Simeon Barker in 1790. Regardless of who the first Clay settler was, the Town's first European permanent residence was established at the confluence of the Oneida and Seneca Rivers where they meet to form the Oswego River, a point that has since those early days been referred to as Three Rivers or Three Rivers Point.

In reality, neither Patrick McGee, Simeon Barker nor any other European setter was the first to inhabit this region. It is well documented that Native American settlements existed along the Seneca and Oneida Rivers well before Europeans inhabited North America. Historical accounts and archeological investigations have provided evidence of such settlements. Early settlers have provided accounts of a Native American settlement near Oak Orchard Reefs on the banks of the Oneida River. Evidence of a burial ground near this location was

reported as late as 1878. Archeological investigations have also indicated evidence of Native American settlements and encampments along the rivers at Three Rivers Point and in the hamlet Belgium, near the Route 31 Bridge. Three Rivers Point is considered a place of historic significance to Native Americans. This location is thought to have been a regular meeting place for members of the Iroquois Confederacy prior to the late 1790's.

The Town of Clay was originally a part of Cicero and included fifty of the original Central New York Military Tracts. The Town was established in 1827 and at the time had approximately 2,000 inhabitants. When first settled by Europeans, the area was comprised of dense forest and swampland.

The first commerce recorded in the area was the manufacture and sale of barrels. Dense forests provided the raw materials, and the growing salt trade in Syracuse and flour market in Oswego provided the demand. Streams in the area did not provide adequate flow or fall for sufficient water power for the development of mills. The first sawmill is recorded to have been erected on a small stream in the northeast corner of the Town. Insufficient water flow limited the operations of this mill to the spring and fall. The Oneida River, specifically at Caughdenoy and Oak Orchard, did provide sufficient water power for the development of small mills. In early years, a number of saw mills and flour mills are reported to have been constructed at these locations.

The rifts at Caughdenoy and Oak Orchard also provided a commercial fishing industry in the early days of the Town. Eels spawning in the Oneida River from Lake Ontario congregated in these areas and were easily caught. Following the lead of Native Americans who preceded them, early settlers would catch these fish in numbers sufficient to support a successful industry.

As areas were cleared, the soil was found to be fertile and suitable for agriculture. In 1836, there were 8,700 acres of improved land in the Town. Nine years later, in 1845, this number had grown to 12,800 acres. By 1860, nearly 20,000 acres (65% of the total land of the Town)

were reported to be “improved land” and over 450 members of the Town reported their occupation as “farmer”. That year, nearly 5,000 bushels of winter wheat, 150,000 bushels of spring wheat, 4,700 tons of hay, 34,000 bushels of potatoes and 27,600 bushels of apples were reported to have been grown in the Town. Following the Civil War, the Town became a flourishing agricultural community. The early pioneer industries of lumbering and barrel manufacturing had largely disappeared. Large farms producing grains, hay, corn and tobacco were common throughout the Town. A number of dairy farms were also found at this time.

In 1871, the first rail line through the Town was laid when the Syracuse Northern Rail was constructed from Syracuse to Sandy Creek. Within a few years, a second rail passed through the Town when the Syracuse Northern installed a track from Syracuse to Oswego, crossing the Oneida River just east of Three Rivers Point.

Through much of the 19<sup>th</sup> Century, development across New York State was driven by commerce along the Erie Canal, located approximately 5 miles south of the Town. By the 1890’s, the Canal was becoming outdated and undersized for the volume of commerce being transported across the State. By this time, railroads had expanded, providing a new means of transportation for raw materials, finished goods and individual travel. Consideration was given to abandoning the Erie Canal and doing away with a water transportation route crossing the State. However, in 1898, then-governor Theodore Roosevelt appointed a commission to evaluate the Erie Canal and make recommendations for its reconstruction or abandonment. The commission’s recommendation was for the creation of a new canal system that would be vastly larger than the existing canal and would rely on manmade cuts between natural waterways. The new canal would bypass many of the canal-centered cities, such as Syracuse and Rochester, and run generally along the natural routes of the Mohawk River, Oneida Lake, Oneida River and Seneca River.

The Barge Canal System opened in 1918 and included a critical stretch through the Town of Clay. Cargo traveling by water from the east to the west would now cross Oneida Lake and

follow the Oneida River. A cut was dug between legs of the river south of Caughdenoy. Named the Anthony Cut, this cut includes a lock (Lock 23) that would later become the busiest lock in the new canal system. Continuing west, the new route traveled along the Oneida River to Three Rivers Point, where travel could continue north along the Oswego River to Phoenix, Fulton, Oswego and out to Lake Ontario or turn south into the Seneca River to Baldwinsville and points west. The Barge Canal System was a successful commercial transportation route through the mid 1960's. As overland transportation routes gained in popularity, use of the canals declined. While commercial traffic occasionally passes along these historic routes, the canal system is currently more popular to the recreational boater traveling these scenic waterways.

Despite the passing commercial traffic along the Oneida and Seneca Rivers, the Town of Clay saw limited commercial development. The only businesses established in the Town as a result of the canal system were two petroleum product storage facilities located along Marder Road east of Three River Point (Oneida River) and a third bulk petroleum storage facility on Gaskin Road (Seneca River). These facilities, all used for the bulk storage of liquid asphalt, kerosene and other fuel products, originally transported these materials to and from their locations by barge. In later years, these facilities began using the canal less in favor of overland transportation. By the mid 1990's, all three facilities were closed.

## **2.2 Existing Land and Water Use and Waterfront Access**

The former Barge Canal, known now as the New York State Canal System, is primarily a tourism destination used by thousands of pleasure boaters, fisherman, tour boats and those enjoying the scenic surroundings in canoes and kayaks. There are currently no industrial activities in the Town of Clay that rely on water as a means of transportation. There are three privately-owned public marinas in the Waterfront Corridor. On the south shore of the Oneida River, just east of the Horseshoe Island Bridge, is the Pirates Cover Marina. This is a full-service marina providing fuel, marine services, boat sales and boat launching. The marina also has a restaurant that is accessible by boat or car. A second marina, the

Caughdenoy Marina, is located on Caughdenoy Road, also on the south shore of the Oneida River. This marina provides dockage, shore-side camping and a public boat launch, and has a bait shop. The third marina in the Town is currently providing limited access to the waterfront. This marina, located on Bel Harbor Drive, provides a launch site limited to smaller boats on single-axel trailers. This marina currently is not in full commercial operation and has limited hours of operation.

There are no critical agricultural lands remaining in the Town. While many acres of land remain in agricultural use, the importance of agriculture as a viable means of commerce in the Town greatly diminished through the 1900's, particularly over the last 30 years.

The vast majority of waterfront property today is privately held and is used for residential purposes. Private residences occupy nearly all of the developable waterfront land along the Seneca River from the Town's southern border to Three Rivers Point. While not as densely developed, much of the Oneida River shoreline is also developed with single-family residences. A number of undeveloped properties remain in the Waterfront Corridor. These consist of former agricultural lands that have not been subdivided to date. There are also State and Federally regulated wetlands areas that have not been developed.

There are two municipal wastewater treatment plants within the Waterfront Corridor. Both of these plants are owned and operated by the Onondaga County Department of Water Environment Protection (OCDWEP). The Wetzel Road Publicly Owned Treatment Works (POTW) is located on the west end of Wetzel Road, on the east shore of the Seneca River. The Oak Orchard POTW, along the southern shore of the Oneida River, is located on Oak Orchard Road just east of the Morgan Road intersection.

The New York State Department of Environmental Conservation (DEC) owns three parcels of land in the Waterfront Corridor. Two parcels are vacant undeveloped land along Route 57, having frontage on the Seneca River. The third is a boat launch site on Bonstead Road, beneath the Interstate 481 Bridge.

Public access to the waterfront is limited to only a few locations. The DEC land along Route 57 provides public access to hiking trails that run to the shore of the Seneca River. This land also provides access for shoreline fishing. The DEC boat launch site on Bonstead Road provides access for small power boats, as well as row boats, canoes and kayaks. The Town of Clay owns a number of parcels of land on and around Three Rivers Point. At this time, there is no access to the water from any of these properties, nor are there any facilities for public use of these lands.

The New York State Canal Corporation operates a public park at the site of Lock 23 in the Anthony Cut. This park is accessible by both boat and automobile. Dockage for boaters on the east side of the lock provides an opportunity to dock and enjoy the park. Automobiles can enter the park from Black Creek Road. A walking path runs along the shoreline and provides a viewing area to watch boats going through the lock. The grounds include picnic tables for public use, public restrooms and a concession stand that is open on weekends during the summer months. Shoreline fishing is available from docks on the east side of the lock. The Town of Clay owns approximately 100 acres of land adjacent to this park. While currently undeveloped, this parcel provides an opportunity for recreational use linked to the State Canal Park.

April 2006 aerial photography was utilized to classify the corridor's land uses. *Figure 3 – Waterfront Corridor Land Use Classification*, shows the extent of various land uses along the waterfront. The imagery, coupled with field verifications, was used to determine land use categories and patterns. The largest land use category, making up approximately 45% of the Waterfront Corridor, is wooded land. Residential and undeveloped/vacant lands each account for approximately 17% of the acreage. Agricultural fields occupy approximately 7% of the corridor and commercial development makes up approximately 4%. Municipal/State lands, inactive industrial sites, educational/religious property, recreational land and industrial/manufacturing sites comprise approximately 1% of the corridor. The remaining 9% of the corridor consists of roadways and open water.

Highly concentrated development along the corridor is located primarily south of New York State (NYS) Route 31, a major east/west transportation route. Development along this area consists of residential subdivisions and waterfront housing. A significant amount of commercial development is located along Route 31 and County Route 57, the eastern corridor boundary. Land south of Route 31 not utilized for residential or commercial purposes consists primarily of regulated wetlands adjacent to the Seneca River.

Development north of Route 31 is less dense than that south of the roadway. This lower density is due to its increased distance from the City of Syracuse, fewer transportation access routes and decreased municipal services (particularly municipal sewer). At the intersection of Route 31 and Route 57, and along Route 31 west of this intersection, lies a concentrated retail and commercial area consisting of a grocery store, hardware/farm supply store, retail gasoline and convenience store, restaurant, car wash, auto dealership and other businesses. Land use between Route 57 and Henry Clay Boulevard consists of a mix of residential, agricultural, wooded and undeveloped/vacant land. Horseshoe Island consists primarily of wooded land. Residential development runs along the entire eastern and northern shores and approximately one-third of the western shoreline. The interior and much of the western shoreline have not been developed due to wetland restrictions, frequent inundation during high water events and the lack of public utilities.

The majority of the remaining portion of the corridor is made up of a mix of scattered residential and agricultural land, and wooded, undeveloped/vacant lands. The Lock 23 State Canal Park is located in this portion of the corridor, south of the canal's lock.

### **2.3 Property Ownership**

The vast majority of land within the defined Waterfront Corridor is in private ownership. The corridor consists of approximately 8,200 acres. More than 95% of this acreage is privately held. The balance is owned by the Town of Clay either in parks or open land held by the Town, the DEC, who owns three parcels of land for public use, and Onondaga County, who owns and operates two municipal wastewater treatment plants.

The State of New York holds ownership of the Seneca River, Oswego River and Erie Canal. Their ownership includes the river bottom and the shoreline to the “blue line”. The blue line is the State’s property line along waterways belonging to the canal system. This line is not always defined by the shoreline, and often includes land adjacent to the waterway. Portions of the Oneida River not belonging to the canal system are also owned by the State of New York, however while these properties include the river bottom, the property line is generally defined by the shoreline or “top of bank”. Portions of the Oneida River surrounding Horseshoe Island (north of Big Bend Cut), waters north of Lock 23 and Anthony Cut (Caughdenoy Road and Black Creek Road areas), and waters flowing around Glosky and Schroepel Islands (Oswego County islands), are waters in the corridor that are owned by the State but do not fall within the canal system.

Refer to Sections 2.2 and 2.6 for information regarding land use and demographics patterns within the corridor.

## **2.4 Zoning**

Zoning districts within the waterfront revitalization corridor are the Residential Agricultural Districts (RA, RA-100), Limited Use for Riverfront, One-Family, Two-Family, Mobile Home and Townhouse Residential Districts (LuR-1, R-10, R-15, R-2F, R-40, R-7.5, R-MHC, R-TH), Recreational District (REC-1), Neighborhood Office and Office Districts (O-1, O-2), Limited Use for Gasoline Services and Restaurants Districts (LuC-1, LuC-2), Highway, Neighborhood and Regional Commercial Districts (HC-1, NC-1, RC-1), Industrial District (I-2), Planned Development District (PDD) and Government Controlled Land (GOV). Refer to *Figure 4 – Zoning Plan* showing the location of these various zoning districts. It should be noted that parcels on this plan that do not have a color designation (shown white) are within the RA-100 Zone District.

The majority of the land north of Route 31 is located within the RA and RA-100 Zone Districts. These districts are intended to accommodate agricultural uses and low-density

residential development. The RA and RA-100 Zone Districts also support non-residential development in areas within the Town of Clay that are not likely to be served by both public water and sewers. Several areas south of Route 31 are also zoned RA and RA-100.

Land located along the Seneca River, north of Route 31 up to the Route 57 and Three Rivers area, falls within Zone Districts R-10 and R-40. Land within the R-10 district is intended to consist of higher density, single-family housing and non-residential developed areas within the Town of Clay served by public water and sewers. Additional R-10 zoned parcels are located in the easternmost portion of the corridor and scattered throughout the corridor south of Route 31. Land within the R-40 district is intended to consist of lower density, single-family housing and non-residential developed areas within the Town of Clay not served by public water and sewers. Three other small R-40 Zone District areas are located along the Oneida River, north of Route 31.

Additional residential districts located within the corridor are R-15, R-2F, R-7.5, R-MHC, and R-TH. A single R-15 zone area is located within the corridor, south of Route 31, just west of Route 57. This zone is intended to “permit moderate-density, single-family and supportive non-residential development on sites in the Town served by both public water and sewer”. Two zone R-2F areas are located north of Route 31, near the Oak Orchard Wastewater Treatment Plant. R-2F districts are intended to “permit single- and two-family dwellings and supportive non-residential development on sites served by both public water and sewers”. Two additional R-2F zoned areas are located south of Route 31, along Gaskin Road. Two large R-7.5 zoned areas are located within the corridor, south of Route 31. The intent of this district is to “preserve existing high-density, single-family uses and supportive non-residential development in areas served by both public water and sewers”. One large R-MHC area is located within the corridor, south of Route 31, and is currently occupied by the Casual Estates Mobile Home Park. This district “accommodates an organized and managed grouping of individual mobile home units in portions of the Town served by public water and sewers”. Two R-TH zoned areas are located within the corridor south of Route 31. One of these areas is located off Route 57 and the other is located off Gaskin Road. The

designated R-TH area off Gaskin Road is only partially developed at this time, as the majority of the property consists of wooded and undeveloped/vacant land. This district is intended to “permit residential and supportive non-residential development on sites in townhouse arrangements served by both public water and sewers”.

Remaining land located northwest of the Route 31 and Route 57 intersection consists of property in Zoning Districts GOV, I-2, LuC-1, NC-1, O-2, RC-1 and REC-1. Land designated as GOV falls within Clay Code’s Specialized Districts. The zone designation is RA-100. Specialized districts are districts that allow for greater development flexibility and increased Town oversight. The Moyer’s Corner Fire Station Number 1 is located on a GOV parcel along Route 57, just north of Route 31. Additional GOV designated lands are located north of Route 31, including approximately 66 acres of Town-owned land at Three Rivers Point and parcels on Maider Road, the Oak Orchard Wastewater Treatment Plant owned by the OCDWEP and approximately 93 acres of Town-owned land just south of the Lock 23 Canal State Park. The Wetzel Road Wastewater Treatment Plant along the Seneca River is one of the three GOV designated areas south of Route 31. Two parcels just south of the wastewater treatment plant also fall within the GOV zoning designation. One parcel is owned by the Town of Clay and the other is owned by the State of New York. Both consist of wooded land.

The Atlantic Asphalt Terminal, a portion of the former Cibro Asphalt Terminal and a parcel along Route 57 north of Route 31 are classified as I-2 Districts. Land within the I-2 district is intended to “*promote and accommodate processes that primarily operate in a clean and orderly manner that may involve exterior activities sensitive to environmental features and available public services. Other uses are permitted that provide the logistical assembly, shipping, storage, servicing or similar support for retail or other business uses.*” It is recommended that lands within this district are located away from residential districts. The former Sears Oil Terminal, located along the Seneca River on Gaskin Road south of Route 31, is another I-2 designated area within the Waterfront Corridor.

A gasoline filling station and an automotive collision repair facility are located at Moyers Corners, on the north side of Route 31, west of the Route 57 intersection. These properties are zoned LuC-1. Land within this zoning designation includes motor vehicle and gasoline service facilities and allows them to serve residents, employees and customers of the surrounding areas. Four additional areas within this zoning designation are located along Route 57, south of Route 31. A single LuC-2 district area is located in the northernmost portion of the corridor, at a marina located at Caughdenoy Road on the Oneida River. The intent of this district is to “augment the uses of existing or planned general commercial districts with the enumerated limited uses. This district is to allow for restaurant land uses on sites that afford adequate parking, storage and related facilities in a manner that is compatible with the existing or planned character of surrounding commercial or industrial land uses and with minimal or no adverse effect upon public facilities and environmental features.”

Three NC-1 zoned areas, made up of eight parcels, are located in the Moyer’s Corners area along Route 57 and Route 31. NC-1 designated zone areas are intended to maintain the quality of environment of commercial use areas that are often located near residential neighborhoods. The development of these areas should be comparable with nearby residential areas. Three additional NC-1 zoned areas are located within the corridor. One is located along the south side of Route 31, east of Gaskin Road. The second is located on the south side of Gaskin Road, just before its intersection with Route 57. The third is located at the south end of the corridor along Route 57.

One RC-1 zoned area is located north of Route 31, just west of Route 57. This designation is intended for diverse, large-scale commercial development that may consist of multiple lots, structures and uses. The remaining RC-1 zoned areas within the corridor are all located south of Route 31 and throughout the span of Route 57.

Three HC-1 zoned areas, made up of five parcels, are located within the corridor along Route 57, south of Route 31. The intent of this highway commercial zone is to “maintain

the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods.” The development of these areas should be comparable to surrounding moderately concentrated business areas.

Four O-2 designated zone areas, made up of five parcels, are located in the vicinity of Moyer’s Corners. These areas are located along the north and south sides of Route 31, and on the west side of Route 57, just south of Route 31. This district is intended for office uses that preserve the existing residential quality along portions of the Town’s major roads. Four O-1 designated zone areas are located within the corridor along Route 57, south of Route 31. These Neighborhood Office Districts are intended to “preserve the existing residential quality of the surrounding area while permitting alternative and compatible office development on selected sites that may not be suitable for residential use.”

One large area, consisting of two parcels zoned REC-1, is located along the north side of Route 31, between the Seneca River and Route 57. This area of land is currently utilized by a public golf course. This zone designation is intended to preserve and enhance the quality of existing or planned residential areas through a variety of community and recreational uses. Two additional REC-1 zoned areas are located within the corridor north of Route 31. One area, Pirates Cove Marina and Restaurant, is located just south of Horseshoe Island. The second area is located in the northernmost portion of the corridor, between the Oneida River and Black Creek Road.

One large PDD district is located within the corridor. This area is located southwest of Moyer’s Corners and has road frontage along Route 31, Route 57 and Gaskin Road. A portion of this area also has frontage along the Seneca River. The intent of the PDD district is to permit a “variety of land uses and a flexible arrangement of lots, structures and land uses in a well-planned and coordinated design.” The majority of this PDD district within the corridor consists of residential land. A church, park space, and wooded and undeveloped/ vacant land occupy the rest of this area.

The New York State Canal Corporation holds flowage easements along various stretches of the Oneida and Seneca Rivers. In the Town of Clay, flowage easements exist on portions of Horseshoe Island, along the southern end of North Gaskin Road and west of Route 57, north of Bel Harbor Drive.

Please refer to *Appendix A – Town of Clay Zoning Code* for additional information.

## **2.5 Natural Resources**

### **2.5.1 Site Topography**

Review of the United States Geological Survey (USGS) Baldwinsville North (1973), Brewerton (1973) and Central Square (1956) quadrangle maps illustrates that the elevation of the Waterfront Corridor ranges from approximately 360 to 420 feet above sea level. The Waterfront Corridor boundary is located primarily in the areas of the Erie-Ontario Lowlands, slightly sloping from north to south, with rolling landscape bordering the area to the south. Most of the corridor along the Oneida River is rural with a mixture of residential and commercial areas, with some portions occupied by low-lying marshes. Residential areas along the Seneca River portion of the corridor predominantly cover the landscape.

### **2.5.2 Bedrock Geology**

Based on the Geologic Map of New York 1970 Finger Lakes Sheet, the majority of the Town of Clay is underlain by three geological formations:

***The Vernon Shale Formation*** is located along the south boundary of the corridor. This bedrock formation is comprised of shale and dolostone, and can be found at depths of approximately 700 to 1,000 feet below the ground surface.

***The Oak Orchard and Penfield Formation*** is comprised of limestone and dolostone. This bedrock formation can be expected to be at depths of approximately 80 to 175 feet below the ground surface.

***The Herkimer Sandstone; Kirkland Hematite; Willowvale Shale; Westmoreland Hematite; Sauquoit Formation*** predominates the northern portion of the corridor north of Bonstead Road and Oak Orchard Road. This bedrock formation can be comprised of sandstone, shale and/or Oneida Conglomerate, and can be expected at depths of approximately 150 to 325 feet below the ground surface.

Refer to *Figure 5 – Bedrock Geology* for additional information.

### 2.5.3 Surficial Geology

The Town is located in an area where three surficial soil deposits have been mapped by the USGS and are depicted on the *Surficial Geologic Map of New York, Finger Lakes Sheet, 1986*. These three surficial soil deposits consist of “Lacustrine Silt and Clay”, “Lacustrine Sand” and “Swamp Deposits”. The Lacustrine Silt and Clay, along with the Lacustrine Sand, were deposited in a glacial lake environment. The Lacustrine Silt and Clay deposit is generally laminated, with layers alternating between silt and clay and/or a combination of these soil materials. This deposit can form fairly impermeable, potentially unstable lands, that can range in thickness up to approximately 165 feet. The Lacustrine Sand deposit consists of well-sorted stratified quartz sand that was deposited in near-shore environments. This deposit is fairly permeable and can vary in thickness from approximately 6 to 70 feet. Swamp Deposits are soils made up of peat-muck, organic silt and sand located in poorly drained areas. This deposit can be commonly found overlying marl and lake silt deposits. Swamp Deposits can potentially cause land instability issues. The thickness of this deposit can range in from approximately 6 to 65 feet. Refer to *Figure 6 – Surficial Geology* for additional information.

#### 2.5.4 Soils

Based on the United States Department of Agricultural, Soil Conservation Service (SCS), 1977 Soil Survey of Onondaga County, New York, a loam soil with varying percentages of silt, sand and gravel content is found throughout the area. A majority of the soils were formed from landscapes of lake-plain and valley areas dominated by deep soils that formed in silty or clayey glacio-lacustrine sediment. The soils associated with this group are moderately well drained to very poorly drained, and are medium to moderately fine textured with lime content from medium to high.

These soils are well suited for farming. Although limiting factors such as erodability, seasonal wetness and the slow rate of permeability into the substrata can make it difficult for urban use. Refer to *Figure 7 – Soils Map* for additional information.

#### 2.5.5 Water Quality

Water quality in the Seneca and Oneida Rivers from Cross Lake to Oneida Lake is monitored by an ongoing study being completed by the OCDWEP. This study has seven sampling locations in the two rivers within the Town of Clay. Data collected from these locations includes water temperature, dissolved oxygen, specific conductivity, salinity, pH and oxygen reduction potential (ORP).

Onondaga County has performed water quality monitoring at selected stations along the Seneca-Oneida-Oswego River system since 1993. The water quality survey study area spans the Seneca River from Cross Lake to Three Rivers junction, as well as portions of the Oneida and Oswego Rivers. The most recent report, dated November 2007, covers the 2006 monitoring period. The wet summer of 2006 kept stream flow high in the Seneca River throughout most of the summer and prevented violations of ambient water quality standards for ammonia-nitrogen and nitrite-nitrogen. Frequent measurements detected brief periods

where dissolved oxygen concentrations dropped below the standards. Overall, water quality data collected from the Seneca River during 2006 was comparable to the data collected in previous surveys. The introduction of zebra mussels in the early 1990's resulted in dramatic changes in water quality in the river. The river's water quality conditions continue to be strongly influenced by zebra mussels.

There are two municipal wastewater treatment plants within the Town of Clay. Both of these plants are owned and operated by the OCDWEP. The Wetzel Road treatment plant is located on the west end of Wetzel Road, on the east shore of the Seneca River, and is a trickling filter secondary treatment plant with post-chlorination. Typical daily flow through this plant is approximately 2.5 million gallons. The Oak Orchard treatment plant is located on Oak Orchard Road, on the south shore of the Oneida River. Typical daily flow through this plant is 5.7 million gallons. This plant employs the pure oxygen aeration activated sludge process.

While not documented, there are other point source discharges of stormwater to both rivers from highway and private drainage culverts.

There are also point source discharges to the Seneca and Oneida Rivers upstream of the Town of Clay from other municipal and industrial wastewater treatment plants. While outside the Town, these discharges contribute to the water quality in the Waterfront Corridor.

For more information on the water quality monitoring and studies being conducted by the OCDWEP, refer to their *2006 Annual Report* and their *Three Rivers Water Quality Model*, both of which are available on their web site (<http://www.ongov.net/WEP/>).

Non-point discharge sources to the Rivers include overland runoff, roadway runoff and stormwater runoff from agricultural fields.

Both the Seneca and Oneida Rivers are classified by the DEC as Class B waters. Class B waters are suitable for primary and secondary contact recreation and fishing. Class B waters are also considered suitable for fish propagation and survival. Tributaries to the Rivers along the Waterfront Corridor are primarily Class C waters. Suitable usage for Class C waters is fishing.

#### 2.5.6 Wetlands, Flooding and Erosion Control

Wetlands are defined by the United States Army Corps of Engineers (ACOE) and the United States Environmental Protection Agency (EPA) as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and, that under normal circumstances do support, a prevalence of vegetation typically adapted for lie in saturated soil conditions. Wetlands generally include swamps, marches, bogs and similar areas.” Wetlands are protected under the 1977 Clean Water Act and Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act). Due to their high level of nutrients, wetlands are very productive ecosystems. They sustain a vast array of plant life, that in turn supports a wide variety of wildlife. In addition to their habitat value, wetlands serve to mitigate flood damage and filter excess nutrients from surface runoff.

Wetlands in New York State are regulated by both the DEC and the ACOE. The DEC regulates wetlands that are 12.4 acres in size or larger and smaller wetlands of unusual significance. The ACOE regulates areas meeting the definition of a wetland regardless of size. A permit is required to perform any work resulting in the disturbance of a DEC-regulated wetland or the disturbance to any area within 100 feet of a designated wetland. The ACOE does not require a permit (notification only) for disturbances of less than 0.1 acres. A permit is required by the ACOE for projects that disturb more than 0.1 acre. (A nationwide permit is used for disturbances less than 0.5 acres. An individual permit specific to the project being undertaken is required for disturbances over 0.5 acres).

All development within the Waterfront Corridor must take into consideration its proximity and potential impact to designated wetlands.

There are 125 individual State and Federal designated wetlands comprising approximately 1,650 acres within the Waterfront Corridor (20% of the total corridor acreage). These wetlands include 21 different classifications, as designated by the United States Fish and Wildlife Service (FWS) and 15 different wetland areas as identified by the DEC. All of these wetlands are shown on *Figure 8 – State and Federal Wetlands*.

Wetlands assist in the mitigation of flooding by providing a reservoir for flood waters and reducing flow velocity during periods of high water. As low areas and wetlands are filled in, high water events influence larger portions of the river basin. The concern for flooding along much of the Waterfront Corridor is limited to areas directly adjacent to the Seneca and Oneida Rivers. However, there are five locations where the potential for flooding extends well beyond the natural course of the rivers and presents a threat to widespread areas of development. These five areas are:

- West of Route 57, from the northern boundary of the Bayberry Community to Gaskin Road.
- Horseshoe Island.
- Along Oak Orchard Road.
- West of Caughdenoy Road, north of the Erie Canal.
- The south shore of the Oneida River, at the east end of the Erie Canal.

*Figure 9 – Flood Zones* shows limits of the 100-year and 500-year floods, as based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

The Town of Clay participates in the National Flood Insurance Program (NFIP). As a requirement of this program, the Town has adopted a floodplain management ordinance. This ordinance is intended to minimize public and private losses due to flood conditions. In response to the requirements of the Disaster Mitigation Act of 2000, the Town has also developed a Hazard Mitigation Plan. This plan is designed to improve planning for response to and recovery from disasters, including flood events.

Erosion has not been identified as a major concern by the Town. No areas of critical erosion have been located within the Waterfront Corridor.

## 2.5.7 Aquatic Species and Wildlife Habitats

### 2.5.7.1 Aquatic Habitats

The Seneca and Oneida Rivers meet at the northwest corner of the Town of Clay at Three Rivers Point. This is a union of three interconnected freshwater ecosystems referred to as the Oswego River Basin. Refer to *Figure 10 – Oswego River Basin*.

To the north of Three Rivers Point, the Oswego River flows into Lake Ontario. To the east, the Oneida River flows from Oneida Lake, draining a watershed that extends east to the southeast corner of the Tug Hill Plateau. To the west, the Seneca River receives water from a majority of the Finger Lakes and several other water bodies. The total Oswego River watershed is approximately 5,122 square miles. Approximately 96% of the total flow from that watershed flows by Three Rivers Point (Kappel, 2002).

### 2.5.7.2 Terrestrial Habitats

The terrestrial area bordering the rivers is diverse and consists of both uplands and wetlands. Included in these areas are deciduous forests, open fields and varieties of

wetlands. Elm, black ash, beech and red maple are prevalent tree species found throughout the Waterfront Corridor. Thick stands of various conifers are found along the Oneida River. Grasses, sedges and a variety of rushes make up the areas of unfarmed open field. Dogwood, ash and thorn-apple stands are common scrubs found throughout the corridor.

### 2.5.7.3 Aquatic and Terrestrial Ecology

This ecosystem supports a large and diverse population of animals. Through several separate surveys that have been conducted over the last 25 years, it is estimated that there are 123 bird species (New, 2005), 24 species of amphibians, 23 species of reptiles, 58 mammal species (Chambers, 1983) and well over 130 species of macro invertebrates, including insects and worms (Onondaga, 2003). The dominant mollusk species of the area is the invasive Zebra Muscle, whose long-term effects on the environment are still unknown. Tables 1, 2 and 3 list the individual species from the separate surveys conducted. It is reasonable to assume that most of these species could be located in the waterfront corridor. There have been several accounts of aquatic life, including zebra muscles (Lake Ontario), tiger musky (Otisco Lake), brown trout (Nine Mile Creek) and lake sturgeon (Oneida Lake), that have all migrated through the river systems to be caught or located in different waterways (Onondaga, 2003).

Individual projects should be sensitive to the habitat and breeding grounds of the many species that live and migrate through this region. New development should contact the New York State Natural Heritage Program and the FWS to locate endangered or protected wildlife that may be on or near a particular project site. When contacting these agencies regarding a new project, the following information should be provided:

- Why the information is needed.

- Description of the project.
- Description of current land use.
- Name of town and county.
- USGS topographical map of the area, with the boundary of the proposed project clearly marked.

Letters can be addressed to:

- New York State Department of Environmental Conservation  
Natural Heritage Program  
625 Broadway, 5<sup>th</sup> Floor  
Albany, New York 12233-4757
- United States Fish and Wildlife Service  
3817 Luker Road  
Cortland, New York 13045

#### 2.5.7.4 Current Research and Monitoring

Many projects monitoring water quality and its impact on aquatic species in Onondaga Lake have also included studies of the Seneca and Oneida Rivers. Agencies involved in these studies include the OCDWEP, DEC, New York State Attorney Generals Office, Atlantic States Legal Foundation, EPA, ACOE and USGS. Many of these studies attempt to present a correlation between aquatic ecology and water quality.

#### 2.5.8 Environmentally Impacted Sites

Three parcels within the Waterfront Corridor are know to have been environmentally impacted from past site uses.

The former Cibro asphalt plant is a 66-acre site located on the west end of Marder Road. From the 1920's to the 1990's, this site was a bulk storage facility for fuel oil and asphalt. This facility included waterfront docks on the Oneida River for unloading petroleum products from barges. A number of underground and aboveground storage tanks have been removed from the site. The Town of Clay was approved for funding with the DEC's Environmental Restoration Program. Investigations for water and soil contamination are currently underway.

Also located on Marder Road, across the road from the former Cibro facility, is a former Atlantic Refining Company Asphalt Terminal. This site is known to have been a storage facility for naphtha, kerosene and asphalt. Fuel oil may also have been stored at this location. Contamination investigations are currently underway on this site.

The former Town of Clay landfill is located in the Waterfront Corridor on the north side of Oak Orchard Road. This site has been closed since the mid-1980's. The landfill is on the DEC's list of inactive hazardous waste sites for disposal of hazardous materials including polychlorinated biphenyls (PCBs), benzene, arsenic, phenols, chlorobenzene and xylene. The landfill area covers approximately 22 acres, rises about 50 feet from the surrounding topography, and the sides are gently to moderately sloped. Remediation completed included the installation of an impermeable cap. The site has an ongoing groundwater monitoring program. Monitoring indicates the contaminant levels in groundwater have decreased since the landfill was capped and the occurrence of leachate has subsided. The site is not deemed a significant threat to the environment. There is documented groundwater contamination in monitoring wells at the site, however public water was extended to the area.

## **2.6 Demographics**

The Town of Clay has a total population of approximately 59,000. Approximately 90% of the population was reported as "White" in the 2000 Census, with the remaining population reporting to be African American, American Indian, Asian, Pacific Islander or other race.

This population is housed in approximately 24,000 housing units, with 73% of these units owner-occupied. Approximately 27% of the units are renter-occupied. Less than 5% of housing units in the Town are vacant. Owner-occupied residences in the Town have a median value of approximately \$85,500. The median monthly cost to owners of these homes is approximately \$1,050 (including mortgage payment).

Approximately 64% of the Town's population is reported to be 25 years or older. Of this portion of the population, 90% hold a high school diploma and approximately 28% have a college bachelor's degree or higher. Approximately 69% of individuals over 25 years of age are reported to be married.

Of the total Town population, 5% is reported to have been born outside the United States. Seven percent of the population speaks a language other than English in their home.

The Town is home to approximately 6,000 military veterans.

Within the Town's population, approximately 33,000 individuals over the age of 16 are in the labor force. The median household income is reported to be approximately \$50,500 (1999 dollars). Approximately 4% of families and 6% of individuals living in the Town are reported to be living below the poverty level.

There are approximately 2,800 tax parcels within the Waterfront Corridor. Approximately 2,700 of these are residential lots, with one property consisting of an 804-lot mobile home park that is generally 50% occupied. A number of parcels are occupied by multi-family housing units. There is estimated to be 4,200 housing units in the Waterfront Corridor. Approximately 70% of these units are owner-occupied and 21% are renter-occupied. Less than 10% of housing units in the Waterfront Corridor are vacant.

Based on 2000 Census data, total population in the Waterfront Corridor is estimated to be approximately 9,500. The median age is 38 years.

## **2.7 Public Recreational Resources**

The Town of Clay owns and operates 31 parks located throughout the Town. Twenty-seven of these facilities are neighborhood parks located in subdivisions. Four sites are larger town-wide parks. Town park lands total approximately 300 acres. Neighborhood parks account for approximately 124 acres and town-wide parks account for approximately 180 acres. The Town also has a historic park, which is a 2-acre facility consisting of a welcome center, historic train station, log cabin and barn.

Town-wide parks are all over 10 acres in size and generally consist of a pavilion, ball fields, tennis courts, basketball courts and playground equipment. Neighborhood parks are generally less than 10 acres and include a combination of open green space, picnic tables, playground equipment and basketball courts.

Three town parks are located in the Waterfront Corridor. Bel Harbor Park, Anchor Park and Kimbrook Park are all neighborhood parks that lie within the designated waterfront revitalization area. These parks total approximately 5 acres and each is intended to provide open space and children-related recreational opportunity to their surrounding neighborhood. These three parks are not directly adjacent to the waterfront, although Bel Harbor Park and Anchor Park are in neighborhoods that do include waterfront property. None of these parks provide access to the water, nor do they currently have water-related recreational activities.

The Town of Clay also owns two tracts of land that, while not designated as parklands, provide opportunity for future public recreational access. A 93-acre tract of land located on Black Creek Road is former agricultural land that is owned by the Town. This parcel is currently undeveloped and consists of overgrown fields and woodlands. A power transmission line right-of-way crosses the parcel. This land is adjacent to the Erie Canal and borders the New York State Canal Corporation's Lock 23 Canal Park. This property's proximity to the waterfront and Canal Park provides an excellent opportunity for future development as a recreational facility linked to water-related activities.

The Town also owns a number of adjoining parcels located on Gaskin Road, Route 57 and Marder Road that total approximately 65 acres. These parcels consist of former commercial, residential and industrial land that is currently vacant. Located in the immediate vicinity of Three Rivers Point, this land has potential for future waterfront recreational development that could be linked to any development that may take place at Three Rivers Point.

The DEC operates and maintains one boat launch facility within the Town of Clay. This facility, located on Bonstead Road beneath the Interstate 481 overpass, includes a boat launch ramp and vehicle parking. This site is open to the public and there is no charge for its use.

## **2.8 Transportation**

Due its location between the Syracuse metropolitan area and lower density village and city centers to the north, a number of north-south transportation routes cross through the Town of Clay. Major north-south routes include Route 57, New York State Route 481, Morgan Road, Henry Clay Boulevard and Caughdenoy Road. East-west transportation routes include Taft Road, Buckley Road, New York State Route 31, John Glenn Boulevard and Ver Plank Road. *Figure 11 – Transportation Routes* shows all major routes through the Waterfront Corridor.

Major access routes to the Waterfront Corridor are State Routes 31 and 57, Morgan Road, and Caughdenoy Road. While Interstate 481 crosses the Oneida River, it is a limited access highway with only one interchange in the Town, that being both north and southbound exits at Route 31. Because of this limited access, the Interstate does not provide direct access to the waterfront areas.

While not main thoroughfares, a number of roads intersecting the major access routes provide direct access to the waterfront. Numerous side streets off Route 57, particularly in

the Bayberry Development on the west side of Route 57 in the southern portion of the Town, provide access directly to the Seneca River and a number of riverfront residences. Gaskin Road runs directly along the Seneca River, connecting to Route 57 north and south of Route 31. Gaskin Road provides direct access to waterfront property and residences. Gaskin Road North also provides direct access to property and residences along the Seneca River.

Maiden Road, Bonstead Road and Oak Orchard Road provide access to low density development along the Oneida River and Erie Canal. Horseshoe Island Road provides access onto and along the east shore of Horseshoe Island.

Three Rivers Point is accessible from Gaskin Road North and Route 57. Three Rivers Point is a key waterfront area in the Town and is proposed to be a site for waterfront revitalization.

Rail access is also available through the Town by means of two CSX rail lines. One of these lines, a north-south route linking rail yards in Syracuse with Phoenix, Fulton and Oswego, runs parallel to Route 57 and cuts through the Waterfront Corridor. At the present time, there is no passenger service along this rail line. There is a rail siding on this line near the Route 57/Maiden Road intersection.

Commercial truck traffic within the Waterfront Corridor is available on Route 31, Route 57 and Route 481. Commercial truck traffic on all other Town streets and roads is limited to local delivery.

Routes 31 and 481 are state highways, owned and maintained by the New York State Department of Transportation (DOT). Gaskin Road, Horseshoe Island Road, side roads off Route 57 and a portion of Maiden Road are Town roads, owned by the Town and maintained by the Town of Clay Highway Department. All of the other roads mentioned in this section,

including Route 57, are County roadways, owned and operated by Onondaga County. The Town of Clay Highway Department and Onondaga County Department of Transportation (OC DOT) have reported that none of these roadways, nor the Horseshoe Island Road or Caughdenoy Road bridges over the Erie Canal, are slated for any major capital improvement projects.

## **2.9 Public Services**

The Town of Clay provides water and sanitary sewer services to various locations in the Town. Portions of the Waterfront Corridor are included in these service areas. *Figure 12 – Water Service* and *Figure 13 – Sewer Service* show the locations of water and sanitary sewer services in the Waterfront Corridor.

Public water service is provided by the Town throughout the entire portion of the Waterfront Corridor south of Route 31. Water service north of Route 31 is limited to the areas shown on Figure 12.

Sanitary sewer service is provided throughout the majority of the Waterfront Corridor south of Route 31, with the exception of a small group of parcels along Gaskin Road just south of Route 31 and a small group of parcels along the Seneca River just north and south of Wetzel Road, including the parcels along Foster Road. Horseshoe Island Road is the only area within the corridor that has sanitary sewer service north of Route 31. The Horseshoe Island sewer is a pressure sewer system that was installed in 2003 and discharges to the Oak Orchard Wastewater Treatment Plant.

National Grid provides electrical service throughout the entire Waterfront Corridor and natural gas services in portions of the Corridor. *Figure 14 – Natural Gas Distribution Service* shows the extent of the service area.

### **3.0 WATERFRONT ISSUES, OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT**

#### **3.1 Waterfront Issues**

In order to identify issues pertaining to the Town of Clay waterfront, a panel of citizens from the community was assembled. Members of this panel, referred to as the Waterfront Stakeholders Group, include private property owners, representatives of homeowners associations and business owners who live and/or work in the Waterfront Corridor. Each member of the panel has a particular interest in future development of the Town's waterfront. Members of the Stakeholder Group are:

James Rowley, Town Supervisor

Naomi Bray, Town Councilor

Robert Carter, life-time resident of Gaskin Road

Thomas Kraft, resident of Bonstead Road

Richard Lobevero, resident of Horseshoe Island

James Palumbo, resident of the Bayberry Community

Christine Rahrle, resident of Oneida River Park Drive

Howard Snow, resident of Jackson Road

Paul White, resident of Bonstead Road and owner of Pirates Cove Marina

The Stakeholders Group has met on three occasions to discuss the preferred direction in which future waterfront development should proceed and to identify specific needs within the community regarding waterfront development. The following issues have been identified by the Stakeholders Group:

- The significance of Three Rivers Point to Native American heritage should be recognized.

- The history of Three Rivers Point as the location of a former world-class entertainment night club and destination motel should be recognized.
- Future waterfront development should include a mix of residential, retail, office space and public open space to promote a “waterfront village” atmosphere.
- Three Rivers Point should be developed as a destination attraction accessible by both land and water.
- Adjacent waterfront developments (specifically Three Rivers Point and Maider Road) should be linked by pedestrian walkways and limited-access roadways.
- Access to the waterfront for boating and shoreline fishing is limited and should be increased.

### **3.2 Opportunities for Waterfront Enhancement and Development**

Issues raised by the Stakeholders Group were used to formulate broad planning goals for future projects within the Waterfront Corridor. The following opportunities for development along the waterfront were identified:

- Development of the now vacant Three Rivers Point into a multi-use center, including residential housing, office space, retail space, dining establishments and public open space. This center will include elements commemorating the Native American historic significance of this location and recognition of this site as a former world-class entertainment nightclub. Views of the waterfront will be emphasized in this development. Development is intended to create a destination point for boaters traveling the waterway and for the general public. Public docking and access from the water will be included.

- Development of former industrial sites along Maider Road into a mixed residential/retail community. Included will be new residential developments, docking facilities, a riverfront walkway and connecting greenways.
- Construction of a boardwalk linking Three Rivers Point with the proposed Maider Road development. Where possible, this would be a riverfront pedestrian boardwalk.
- Construction of new and/or improvement of existing public boat launch facilities.
- Development of public shoreline fishing locations.
- Development of the Town-owned land on Black Creek Road in a way that complements the Lock 23 Canal Park.

### **3.3 Constraints to Waterfront Development**

The following constraints to the broad planning goals listed in Section 3.2 have been identified:

- Route 57, separating Three Rivers Point from Maider Road, presents a physical barrier to linking these two sites with a pedestrian walkway.
- The volume and speed of traffic on Route 57 presents somewhat of a constraint to the proposed development at Three Rivers Point.
- The CSX rail line crossing Maider Road will need to be taken into consideration when designing a pedestrian link between Three Rivers Point and Maider Road.
- Environmental remediation activities at the industrial sites on Maider Road must be completed before development of these sites can proceed. Consideration should be

made for the future redevelopment of these sites when undergoing remediation operations.

- The lack of municipal sanitary sewers on portions of Maider Road will influence the density of future developments in this area.
- The lack of public municipal water service along portions of Maider Road may influence the density of future developments in this area.
- The present configuration of Maider Road may limit waterfront access and residential development in this area.
- The lack of municipal sanitary sewers will need to be taken into consideration when developing the Town's Black Creek Road site.

#### **4.0 WATERFRONT REVITALIZATION POLICIES**

The Local Waterfront Revitalization Program (LWRP) policies presented in this section consider the economic, environmental and cultural characteristics of the Town of Clay's waterfront. These policies are those of the New York State Coastal Management Program. The Town of Clay has adopted these policies, which will be incorporated into the evaluation of all proposed projects within the Waterfront Corridor.

The policies are comprehensive and reflect existing State laws and authorities. They represent a balance between economic development and preservation that will permit beneficial use of, and prevent adverse effects on, waterfront resources. The policies are the basis for Federal and State consistency determinations for activities affecting the waterfront area.

These policies are organized under four headings:

- Developed Waterfront Policies
- Natural Waterfront Policies
- Public Waterfront Policies
- Working Waterfront Policies

#### **4.1 Definitions**

Selected terms used in the policies are defined below.

***Accretion:*** The gradual and imperceptible accumulation of sand, gravel or similar material deposited by natural action of water on the shore. This may result from a deposit of such material upon the shore or by a recession of the water from the shore.

***Agricultural Land:*** Land used for agricultural production, or used as part of a farm, or having the potential to be used for agricultural production. Agricultural lands include lands in agricultural districts, as created under Article 25-AA of the Agricultural and Markets Law; lands comprised of soils classified in soil groups 1, 2, 3, or 4 according to the New York State Department of Agriculture and Markets Land Classification System; or lands used in agricultural production, as defined in Article 25-AA of the Agriculture and Markets Law.

***Aquaculture:*** The farming of aquatic organisms, including fish, mollusks, crustaceans and aquatic plants. Farming implies some form of intervention in the rearing process to enhance production, such as regular stocking, feeding, protection from predators, etc. Farming also implies ownership of the stock being cultured.

***Best Management Practices:*** Methods, measures or practices determined to be the most practical and effective in preventing or reducing the amount of pollutants generated by

non-point sources to a level compatible with water quality standards established pursuant to Section 17-0301 of the Environmental Conservation Law. Best management practices include, but are not limited to, structural and non-structural controls, and operation and maintenance procedures. Best management practices can be applied before, during or after pollution-producing activities to reduce or eliminate the introduction of pollutants into receiving waters.

***Boating Facility:*** A business or accessory use that provides docking for boats and encompasses 4,000 square feet or greater of surface waters, as measured by the outermost perimeter of the dock, and is designed to accommodate six or more boats.

***Coastal Barrier Resource Area:*** Any one of the designated and mapped areas under the Coastal Barrier Resources Act of 1982, (P.L. 97-348), and any areas designated and mapped under the Coastal Barrier Improvement Act of 1990 (P.L. 101-591), as administered by the FWS, and any future designations that may occur through amendments to these laws.

***Coastal Hazard Area:*** Any coastal area included within an Erosion Hazard Area designated by the DEC pursuant to the Coastal Erosion Hazard Areas Act of 1981 (Article 34 of the Environmental Conservation Law) and any coastal area included within a V-zone as designated on Flood Insurance Rate Maps prepared by FEMA pursuant to the National Flood Insurance Act of 1968 (P.L. 90-448) and the Flood Disaster Protection Act of 1973 (P.L. 93-234).

***Development:*** Other than existing development, any construction or other activity which materially changes the use, intensity of use or appearance of land or a structure, including any activity which may have a direct and significant impact on coastal waters. Development shall not include ordinary repairs or maintenance or interior alterations to existing structures or traditional agricultural practices. The term shall include division of land into lots, parcels or sites.

***Historic Maritime Communities:*** Historic centers of maritime activity identified in Chapter 587, Laws of 1994, for the purpose of fostering the protection and beneficial enjoyment of the historic and cultural resources associated with maritime activity on Long Island Sound.

***Historic Resources:*** Those structures, landscapes, districts, areas or sites, or underwater structures or artifacts which are listed or designated as follows: any historic resource in a Federal or State park established solely or in part in order to protect and preserve the resource; any resource on, nominated to be on, or determined eligible to be on the National or State Register of Historic Places; any cultural resource managed by the State Nature and Historic Preserve Trust or the State Natural Heritage Trust; any archaeological resource which is on the inventories of archaeological sites maintained by the Department of Education or the Office of Parks, Recreation and Historic Preservation; any resource which is a significant component of a Heritage Area; any locally designated historic or archaeological resources protected by a local law or ordinance.

***Maritime Center:*** A discrete portion or area of a harbor or bay that is developed with, and contains concentrations of, water-dependent commercial and industrial uses or essential support facilities. The harbor or bay area is a center for waterborne commerce, recreation or other water-dependent business activity and, as such, is an important component of the regional transportation system. A maritime center is characterized by: sheltered and suitable hydrologic conditions; land- and water-based infrastructure essential for the operation of water-dependent commercial and industrial uses, extant or easily provided; physical conditions necessary to meet the siting and operational requirements of water-dependent uses; close proximity to central business districts; and limited high value natural resources.

***Maritime Support Services:*** Industrial, commercial or retail uses which provide necessary goods and services to water-dependent businesses, thus enabling those businesses to operate in an efficient and economically viable manner.

***Native or Indigenous Stock:*** Fish, shellfish and crustaceans originating in and being produced, growing, living or occurring naturally in the coastal waters.

***Natural Ecological Community:*** A variable assemblage of interacting plant and animal populations that share a common environment.

***Natural Protective Features:*** A near shore area, beach, bluff, primary dune, secondary dune or wetland, and the vegetation thereon.

***Public Trust Lands:*** Those lands below navigable waters, with the upper boundary normally being the mean high water line, or otherwise determined by local custom and practice. Public trust lands, waters and living resources are held in trust by the State or by the trustees of individual towns for the people to use for walking, fishing, commerce, navigation and other recognized uses of public trust lands.

***Rare Ecological Communities:*** Ecological communities which, according to the State Natural Heritage Program, qualify for a Heritage State Rank of S1 or S2, and those which qualify for both a Heritage State Rank of S3, S4 or S5 and an Element Occurrence Rank of A.

***Traditional Waterfront Communities:*** Communities which historically have contained concentrations of water-dependent businesses, possess a distinctive character and serve as a focal point for commercial, recreational and cultural activities within the region.

***Vulnerable Fish and Wildlife Species:*** Those listed in New York Codes, Rules and Regulations, Title 6 (6 NYCRR), Part 182.5 as Endangered Species, Threatened Species and Special Concern Species.

***Vulnerable Plant Species:*** Those listed in 6 NYCRR, Part 193.3 as Endangered Species, Threatened Species, Exploitably Vulnerable Species and Rare Species.

***Water-Dependent Use:*** A business or other activity which can only be conducted in, on, over or adjacent to a water body because such activity requires direct access to that water body, and which involves, as an integral part of such activity, the use of the water.

***Water-Enhanced Use:*** A use or activity which does not require a location adjacent to coastal waters, but whose location on the waterfront adds to the public use and enjoyment of the water's edge. Water-enhanced uses are primarily recreational, cultural, retail or entertainment uses.

***Waterfront Redevelopment Area:*** A waterfront area which is part of or near a business district and contains blighted or underutilized properties which are adequate in size to accommodate significant redevelopment of regional or State-wide benefit. The following factors shall be considered in identification of waterfront redevelopment areas: (1) evidence of community commitment and initiative; (2) participation in the Local Waterfront Revitalization Program; (3) adequacy of local land and water use regulations; (4) adequacy of infrastructure; (5) opportunities for local and regional economic growth; and (6) opportunities for improved public access, environmental quality and creation of local activity centers.

## **4.2 Developed Waterfront Policies**

***POLICY 1: FOSTER A PATTERN OF DEVELOPMENT IN THE WATERFRONT AREA THAT ENHANCES COMMUNITY CHARACTER, PRESERVES OPEN SPACE, MAKES EFFICIENT USE OF INFRASTRUCTURE, MAKES BENEFICIAL USE OF A WATERFRONT LOCATION, AND MINIMIZES ADVERSE EFFECTS OF DEVELOPMENT.***

The regional character of a community's waterfront is defined by the pattern of developed and open space throughout that community. The collection of natural, recreational, commercial, ecological, cultural and aesthetic resources in the community defines its character. The distribution of developed and open lands establishes a pattern of human use

that reflects a historic choice between economic development and preservation of waterfront resources.

Development that does not reinforce the traditional pattern of human use would result in an undesirable loss to the community and detract from the landscape characteristics of the region. Development, public investment and regulatory decisions should preserve open space and natural resources, and sustain the historic waterfront communities as centers of activity. Water-dependent uses generally should locate in existing centers of maritime activity in order to support the economic base and maintain the maritime character of these centers, and to avoid disturbance of shorelines and waters in open space areas.

This policy is intended to foster a development pattern that provides for beneficial use of waterfront resources. The primary components of the desired development pattern are strengthening traditional waterfront communities as centers of activity, encouraging water-dependent uses to expand in maritime centers, enhancing stable residential areas and preserving open space.

### ***Description of Community Development***

The Town of Clay was established in 1827 and is the northernmost town of the nineteen towns in Onondaga County. The largest town in Onondaga County, Clay is 52 square miles in size and includes part of the Village of North Syracuse. The Seneca River forms its western boundary and the Oneida River forms its northern boundary. These two rivers meet at Three Rivers Point to form the Oswego River.

The 2000 Census estimated a population of 58,805 and the current estimate is approximately 60,000. Clay's modern development as a residential community began in 1955, with the development of the Bayberry tract on County Route 57. Subsequent residential infill in the Waterfront Corridor consists of single and multi-family housing, with much of the residential area located south of NYS Route 31. Commercial development is generally

located along the County Route 57 and NYS Route 31 corridors. Development north of Route 31 consists of agricultural land use and low density residential development.

***Section 1.1: Concentrate development and redevelopment in or adjacent to traditional waterfront communities.***

Clay's waterfront properties, which comprise 26 miles of the Town's shoreline, are a valuable resource for scenic and water-dependent recreation. Historically, these properties have been used for residential and agricultural purposes, with limited industrial applications. Overall demand for agricultural and industrial uses has declined, and many of Clay's former waterfront industrial sites and agricultural lands are now vacant, deteriorated or underutilized. However, demand for waterfront property for residential and recreational use is increasing throughout the State and the only reasonable expectation is that this increasing demand will continue into the foreseeable future. As a result, Clay's Waterfront Corridor will face increasing and competing development demands.

The goal of this policy section is to maintain traditional waterfront communities and ensure that development within and around these communities supports and is compatible with the character of the community. This can be accomplished by focusing public investment, actions and assistance in waterfront redevelopment areas to reclaim deteriorating waterfront land and Brownfields to be redeveloped for new purposes. The Town shall locate new development where infrastructure is adequate or can be upgraded to accommodate new development. New development shall be consistent with the existing character of the surrounding community or shall have a positive influence on the character of that community.

***Section 1.2: Ensure that development or uses take appropriate advantage of their waterfront location.***

Any development in the Waterfront Corridor shall consider its proximity to the river shoreline and the manner in which it takes advantage of its waterfront location. Residential

development shall be positioned and oriented to take advantage of scenic views and access to the waterfront. All new development shall take into consideration the possibility of a link to the waterfront, water-dependent activities and access.

***Section 1.3: Protect stable residential areas.***

The Town shall maintain stable residential areas and allow for continued compatible residential and supporting development in or adjacent to these areas.

***Section 1.4: Maintain and enhance natural areas, recreation, open space and agricultural lands.***

The Town shall avoid loss of natural areas, recreational areas, open space and agricultural lands by limiting expansion of infrastructure and services which would promote conversion of these areas to other uses. When new development does result in a loss of these types of land uses, whenever possible, the Town shall assure that such development maintains the values associated with these types of land uses.

***Section 1.5: Minimize adverse impacts of new development and redevelopment.***

The Town shall minimize potential adverse land use, environmental and economic impacts that would result from proposed development. The Town shall minimize the potential for adverse impacts of the types of development which individually may not result in a significant adverse environmental impact, but when taken together, could lead to or induce subsequent significant adverse impacts. In promoting water-dependent and water-enhanced uses, the following actions shall be considered:

- Favored treatment to water-dependent and water-related development when it comes to the development of waterfront properties.
- For waterfront areas that are publicly owned, development shall be oriented toward water-dependent uses.

- Local land use controls, especially the use of zoning districts exclusively for waterfront uses, will be used to assure adequate space for the development of water-dependent and water-enhanced uses.

***POLICY 2: PRESERVE HISTORIC RESOURCES OF THE WATERFRONT AREA.***

Archaeological sites and historic structures are tangible links to the past development of a community. The preservation of our history is critical in the advancement of our future.

The intent of this policy is to preserve the historic and archaeological resources of the waterfront area. Concern is not limited to the specific site or resource, but extends to the area adjacent to and around specific sites or resources. The quality of adjacent areas is often critical to maintaining the quality and value of a historic resource. Effective preservation must also include active efforts, when appropriate, to restore or revitalize historic resources.

Three Rivers Point has been identified as a place of historic significance. Native American heritage places importance on this site as a meeting place of various tribes within the Iroquois Confederacy. It is thought to be the location of the first colonial settler in the Town. In the mid-1900's, a nightclub headlining world-class entertainment was located here. Development of this site shall commemorate all of these historically significant aspects.

There are no buildings or structures in the Waterfront Corridor listed on the National Register of Historic Places. Additionally, there are no buildings or structures that are thought to be considered for listing on the National or any local registries.

***Section 2.1: Maximize preservation and retention of historic resources.***

Development of any site with historic significance shall be in a manner that preserves any historic resources remaining on that site. If historic resources no longer remain on the property, the proposed development shall attempt to commemorate the site for its historic significance.

***Section 2.2: Protect and preserve archaeological resources.***

Development of any site containing archeological resources shall be in a manner that preserves resources on that site. Archeological assessments shall be completed prior to site construction on any site that may contain archaeological resources.

While archeological resources have not been recently identified at the Three Rivers Point site or along the Oneida River's south shore near Oak Orchards Road (a location thought to have been a Native American encampment and burial ground), any development in these areas shall consider the possibility of encountering archeological resources.

***Section 2.3: Protect and enhance resources that are significant to the waterfront culture.***

Through much of the 19<sup>th</sup> and 20<sup>th</sup> Centuries, development across New York State was driven by commerce along the Erie and Barge Canals. The Town shall preserve the historic character of this resource by working within the goals and methods outlined in the Erie Canalway Preservation and Management Plan. Goals of this plan include preservation of historic character by protecting historic materials and features or by making repairs using appropriate measures, and providing for compatible use of this resource, while limiting and minimizing alterations to the lands adjacent to this resource.

***POLICY 3: ENHANCE VISUAL QUALITY AND PROTECT SCENIC RESOURCES THROUGHOUT THE WATERFRONT AREA.***

Visual quality is a major contributor to the character of the waterfront area, and the primary basis for the public's appreciation. In addition to the scenic natural resources, the variety of cultural elements in the landscape and interplay of the built and natural environments are of particular importance to visual quality.

The intent of this policy is to protect and enhance visual quality and protect recognized scenic resources of the waterfront area.

Scenic resources in the Waterfront Corridor include an inactive lock in Caughdenoy and the Lock 23 Canal Park.

***Section 3.1: Protect and improve visual quality throughout the waterfront area.***

The river shorelines along the Waterfront Corridor have a number of scenic views of the Oneida and Seneca Rivers that contribute to the enjoyment of the waterfront. Actions undertaken in the waterfront area shall protect, restore and enhance these views, particularly existing publicly accessible views. Efforts shall also be made to enhance privately accessible views and open those views to the public, where practical and feasible. Enhancement of scenic views can be promoted by thinning/removal of vegetation to restore views to the Rivers.

In future development, the following site and facility-related guidelines should be used to ensure the protection, restoration or enhancement of the visual quality of waterfront areas wherever possible:

- Position structures and other development, such as power lines and signs, back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and retain views to and from the shore;
- Cluster or orient structures to retain views, save open space and provide visual organization to a development;
- Prevent, wherever possible, blocking river views from upland areas;
- Remove deteriorated and/or degrading elements that detract from the landscape;

- Maintain or restore the original land form, except when changes screen unattractive elements and/or add appropriate interest;
- Maintain or add vegetation to provide interest, encourage the presence of wildlife, blend structures into the site and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing creates views of coastal waters.
- Use appropriate materials, in addition to vegetation, to screen unattractive elements;
- Use appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape.
- Undertake any new construction or activities in the Town so as not to obstruct scenic views. Particular attention must be paid to views from public parks and public rights-of-way;
- Natural materials and colors shall be used to the maximum extent practicable in construction, such that structures are not discordant with the landscape.

It should be recognized that each development situation is unique and the guidelines will have to be applied accordingly.

***Section 3.2: Protect aesthetic values associated with recognized areas of high scenic quality.***

This particular section of this policy is not applicable, in that there are no Scenic Areas of Statewide Significance (SASS) resources located within the Town of Clay. However, the Town shall make every effort to protect and enhance visual quality and protect recognized scenic resources of the waterfront area in accordance with the intent of this policy section.

### 4.3 Natural Waterfront Policies

***POLICY 4: MINIMIZE LOSS OF LIFE, STRUCTURES, AND NATURAL RESOURCES FROM FLOODING AND EROSION.***

This policy seeks to protect life, structures and natural resources from flooding and erosion hazards throughout the Waterfront Corridor. The policy reflects State flooding and erosion regulations and provides measures for reduction of hazards and protection of resources.

***Section 4.1: Minimize losses of human life and structures from flooding and erosion hazards.***

The Town of Clay participates in the NFIP. As a requirement of this program, the Town has adopted a floodplain management ordinance. This ordinance is intended to minimize public and private losses due to flood conditions. In response to the requirements of the Disaster Mitigation Act of 2000, the Town has also developed a Hazard Mitigation Plan. This plan is designed to improve planning for response to, and recovery from, disasters, including flood events.

Development, construction, filling and other work completed in the Waterfront Corridor shall be implemented in a manner that complies with all ACOE and DEC rules and regulations.

***Section 4.2: Preserve and restore natural protective features.***

Natural protective features, such as freshwater wetlands, help safeguard riverfront property from flooding and erosion. The Town shall prevent development in natural protective features, except as specifically allowed in 6 NYCRR Part 505.8.

***Section 4.3: Protect public lands and public trust lands and use of these lands when undertaking all erosion or flood control projects.***

All erosion and flood control projects will be undertaken in a manner that minimizes impact to public lands.

***Section 4.4: Manage navigation infrastructure to limit adverse impacts on coastal processes.***

Maintenance of the navigation channel is the responsibility of the New York State Canal Corporation. The Town will work with the Canal Corporation to maintain the navigation channels in a manner consistent with this policy.

***Section 4.5: Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit.***

No specific erosion control projects are anticipated by the Town. If public funding is utilized within the Waterfront Corridor for erosion control measures, the Town shall review the intent of such a project to assure that it results in a public benefit.

***Section 4.6: Consider sea level rise when siting and designing projects involving substantial public expenditures.***

This section is not applicable to the Town of Clay, in that waters of the Town do not influence mean sea level.

***POLICY 5: PROTECT AND IMPROVE WATER QUALITY AND SUPPLY.***

The purpose of this policy is to protect the quality of water within the Oswego River Basin. Significant point source discharges within the Waterfront Corridor to the Seneca and

Oneida Rivers are limited to discharges from two municipal wastewater treatment plants. These plants are operated by Onondaga County.

Under the National Pollution Discharge Elimination System (NPDES) stormwater program, municipal separate storm sewer systems (MS4s) require authorization to discharge pollutants under a NPDES permit. In New York State, this program is administered by the DEC through their State Pollutant Discharge Elimination System (SPDES) program. The Town of Clay has adopted a law to be in compliance with these requirements.

***Section 5.1: Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards.***

All projects disturbing more than one acre of land will require a Stormwater Pollution Prevention Plan (SWPPP). The Town will evaluate the potential impact of all projects and may, at their discretion, require a SWPPP for projects disturbing less than one acres if it is believed that a particular project may result in an adverse impact to water quality.

***Section 5.2: Manage land use activities and use best management practices to minimize non-point pollution of waterfront areas.***

All development projects in the Waterfront Corridor shall incorporate best management practices regarding stormwater management and control to minimize erosion and sedimentation. A SWPPP shall be required of all projects disturbing more than one acre of land. Erosion and sediment control measures shall be required on all projects disturbing less than one acre.

***Section 5.3: Protect and enhance the quality of waterfront area waters.***

The quality of water resources is defined in terms of chemical, physical and biological characteristics which, in turn, relate to the water's acceptability for its intended use. The

DEC has classified all streams, lakes and rivers according to best use. The classifications are used to regulate water quality and enforce water quality standards. The water quality classifications for the Seneca and Oneida Rivers is Class B:

*Primary contact recreation and any other uses except as a source of water supply for drinking, culinary or food processing purposes.*

As mentioned above, a SWPPP shall be required for all projects disturbing more than one acre of land. Erosion and sediment control measures shall be required on all projects disturbing less than one acre.

***Section 5.4: Limit the potential for adverse impacts of watershed development on water quality and quantity.***

The watershed of the Oswego River Basin extends well beyond the Town of Clay. All projects within the Waterfront Corridor will be completed in a manner that limits the potential for adverse impacts to the waters of the Seneca and Oneida Rivers.

***Section 5.5: Protect and conserve the quality and quantity of potable water.***

Potable water service is currently provided to a significant portion of the Town by the Onondaga County Water Authority. The remaining, more rural portions of the Town utilize groundwater as a potable water source. Surface waters in the Town are not currently utilized for water supply purposes.

Protection of local groundwater and surface water is dictated by the State and shall be considered in planning and decision-making. Impacts to be evaluated include those from construction activity, land use management, point and non-point pollution sources and direct actions on waterways.

***POLICY 6: PROTECT AND RESTORE THE QUALITY AND FUNCTION OF THE ECOSYSTEM.***

The ecosystem consists of physical (non-living) components, biological (living) components and their interactions. Its physical components include environmental factors such as water, soils, geology, energy and contaminants. The biological components include aquatic plants and animals, and those living in and around the shoreline.

Certain natural resources that are important for their contribution to the quality and biological diversity of the ecosystem have been specifically identified by the State for protection. These natural resources found in the Waterfront Corridor include regulated freshwater wetlands and possibly rare, threatened and endangered species. In addition to specifically identified discrete natural resources, the quality of the ecosystem also depends on more common, broadly distributed natural resources, such as the extent of forest cover and the population of over-wintering songbirds. These more common natural resources collectively affect the quality and biological diversity of the ecosystem.

This policy recognizes the importance of the natural ecosystems within the Waterfront Corridors and provides for protection and enhancement of natural resources making up these ecosystems.

***Section 6.1: Protect and restore ecological quality.***

The Town will encourage the maintenance and improvement of ecological quality by ensuring that water quality, air quality and the destruction of natural habitats are limited to the extent practical in the all waterfront revitalization projects.

***Section 6.2: Protect and Restore Significant Coastal Fish and Wildlife Habitats.***

This section is not applicable to the Town of Clay LWRP, as there are no designated Significant Coastal Fish and Wildlife Habitats in the Town waterfront area.

***Section 6.3: Protect and restore freshwater wetlands.***

A substantial number of individual wetlands, comprising various types of freshwater wetlands, have been identified within the Waterfront Corridor. Development within these wetlands is regulated by the DEC and ACOE.

All development within the Waterfront Corridor will be evaluated for compliance with the State and Federal Freshwater Wetland Regulations.

New roads and walkways that would traverse wetlands shall be elevated, wherever possible, so water circulation is not impeded. The maintenance or upgrading of existing roads and rail lines shall not impinge on wetlands. Activities in the Waterfront Corridor that would adversely affect freshwater wetlands by causing increases in erosion, sedimentation, pollution or similar affects, shall be avoided wherever possible. Where such impacts cannot be avoided, mitigating actions will be required.

Areas adjacent to wetlands shall be designed to:

- Maximize pervious land surface and vegetative cover to minimize stormwater runoff and to prevent polluted waters from reaching adjacent waters and wetlands;
- Direct runoff away from adjacent waters and wetlands, to the extent feasible, by site grading or other methods; and
- Remove runoff from parking lot, maintenance, fueling and wash down areas in a manner that will prevent oils, grease and detergents from reaching adjacent waters and wetlands.

***Section 6.4: Protect vulnerable fish, wildlife, and plant species, and rare ecological communities.***

The Town will encourage the abundance of marine and terrestrial resources by ensuring that habitat is not degraded or adversely affected as a result of development in the waterfront area. Any action taken in the Waterfront Corridor that would adversely impact fish, wildlife, plant species and/or rare ecological communities will be considered inconsistent with these policies. Actions to maintain and/or improve the quality of habitat for fish, wildlife and plant species, and rare ecological communities will be deemed consistent with these policies.

***Section 6.5: Protect natural resources and associated values in identified regionally important natural areas.***

This policy does not apply to the Town of Clay, as no locations within the Waterfront Corridor have been identified as regionally important natural areas.

***POLICY 7: PROTECT AND IMPROVE AIR QUALITY IN THE WATERFRONT AREA.***

This policy provides for protection of the Waterfront Corridor air quality from degradation of the air quality as a result of air emissions from new development.

***Section 7.1: Control or abate existing and prevent new air pollution.***

All new waterfront revitalization projects shall limit pollution resulting from stationary air contamination sources, consistent with applicable standards and requirements. Projects shall also consider, and minimize, the impact from vehicles and vessels emissions.

***Section 7.2: Limit discharges of atmospheric radioactive material to a level that is as low as practicable.***

Any proposed project with such an emission shall be closely scrutinized.

***Section 7.3: Limit sources of atmospheric deposition of pollutants to the waterway, particularly from nitrogen sources.***

Air emissions are regulated by the State of New York. The Town will work with the State in this regard.

***POLICY 8: MINIMIZE ENVIRONMENTAL DEGRADATION IN THE WATERFRONT AREA FROM SOLID WASTE AND HAZARDOUS SUBSTANCES AND WASTES.***

The intent of this policy is to protect people from sources of contamination and to protect waterfront resources from degradation through proper control and management of wastes and hazardous materials. In addition, this policy is intended to promote the expeditious remediation and reclamation of hazardous waste sites to permit redevelopment. Attention is also required to identify and address sources of soil and water contamination resulting from landfill and hazardous waste sites, and in-place sediment contamination.

***Section 8.1: Manage solid waste to protect public health and control pollution.***

Solid waste in the Town of Clay is handled through independent solid waste hauling companies. Various Town regulations and ordinances require property owners to collect, handle and dispose of solid waste from their properties in a timely and environmentally safe manner.

Recycling is mandatory within Onondaga County. All property owners, residential and commercial, have responsibilities regarding the recycling of certain solid wastes from their homes and facilities.

***Section 8.2: Manage hazardous wastes to protect public health and control pollution.***

Two sites within the Waterfront Corridor are currently undergoing site remediation for the removal of hazardous and/or petroleum-based wastes. All work shall be completed in accordance with DEC and EPA regulations. The Town shall assure that all sites where hazardous wastes are identified are remediated to appropriate levels prior to redevelopment.

***Section 8.3: Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health.***

Activities related to the environment and toxic and/or hazardous materials are regulated by Federal and State laws. The Town will work with the appropriate regulatory agencies to ensure protection of human health and the environment.

***Section 8.4: Prevent and remediate discharge of petroleum products.***

Two former asphalt plants and one former bulk storage terminal exist within the Town's waterfront area. The redevelopment of these sites is critical to the implementation of the Town's revitalization efforts.

The future siting of bulk petroleum offshore loading facilities is not anticipated at this time. Future redevelopment may include marinas and vessel fueling facilities. When such facilities are proposed along the Town waterfront, development will be consistent with applicable State regulations. The Town shall assure that the following are addressed:

- Facility siting and construction shall be in a manner that minimizes adverse impacts from potential oil spills;
- Facilities shall have adequate plans for prevention and control of petroleum discharges;

- Such plans shall prevent discharges of petroleum products by following approved handling and storage, and facility design and maintenance principles; and
- In the event of a petroleum discharge, a plan must be in place to clean up and remove any petroleum discharge, giving first priority to minimizing environmental damage.

***Section 8.5: Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being, and general welfare of the public; the environmental resources of the State; and the continued use of transportation facilities.***

As previously stated, the Town of Clay's local law (§30.74(C), §30.76(A)[9] and §30.82 of the Town Code) stipulates that transport of solid waste through the Town shall not be operated or conducted in a manner that will unnecessarily contribute pollutants to the soil, air, ground water and surface water, or unnecessarily contribute noxious odors or fumes to the air or environment.

***Section 8.6: Site solid and hazardous waste facilities to avoid potential degradation of waterfront resources.***

The future siting of solid and hazardous waste facilities in the Town is not anticipated at this time. In the unlikely event that the siting of such a facility along the Town waterfront becomes necessary, development will be consistent with applicable State and local policies for such facilities.

#### **4.4 Public Waterfront Policies**

***POLICY 9: PROVIDE FOR PUBLIC ACCESS TO, AND RECREATIONAL USE OF, THE WATERWAY, PUBLIC LANDS, AND PUBLIC RESOURCES OF THE WATERFRONT AREA.***

The intent of this policy is to provide new public access and protect existing public access to waterfront resources. Along many stretches of the shoreline, physical and visual access to waterfront lands and waters for the general public is limited. Limitations on reaching or viewing the waterfront are further heightened by a general lack of opportunity for diverse forms of recreation at those sites that do provide access. Often access and recreational opportunities that are available are limited to local residents. Existing development has made much of the waterfront inaccessible. In addition to loss of opportunities for physical access, visual access is also limited.

This policy incorporates measures needed to provide and increase public access throughout the waterfront area. The need to maintain and improve existing public access and facilities is among these measures, and is necessary to ensure that use of existing access sites and facilities is optimized in order to accommodate existing demand. Another measure is to capitalize on all available opportunities to provide additional visual and physical public access along with appropriate opportunities for recreation.

***Section 9.1: Promote appropriate and adequate physical public access and recreation throughout the waterfront area.***

The Town shall consider the opportunity to include public access to the waterfront in all private development projects. When appropriate, private development shall be encouraged to include public green space along and/or near the shoreline.

All waterfront development projects shall consider visual aesthetics and the impact that the project has on the public's view of the waterfront.

***Section 9.2: Provide public visual access from public lands to waterfront lands and waters or open space at all sites where physically practical.***

Future development of public lands shall provide visual access to the waterfront and open lands.

***Section 9.3: Preserve the public interest in and use of lands and waters held in public trust by the State, and other public entities.***

Development of public land or the leasing of public lands shall be in a manner that preserves the public interest.

***Section 9.4: Assure public access to public trust lands and navigable waters.***

Any trusts granted on public lands shall, if at all practicable, ensure public access to the waterfront.

#### **4.5 Working Waterfront Policies**

***POLICY 10: PROTECT WATER-DEPENDENT USES AND PROMOTE SITING OF NEW WATER-DEPENDENT USES IN SUITABLE LOCATIONS.***

The intent of this policy is to protect existing water-dependent commercial, industrial and recreational uses, and to promote future siting of water-dependent uses at suitable locations. It is also the intent of this policy to enhance the economic viability of water-dependent uses by ensuring adequate infrastructure for water-dependent uses and their efficient operation.

***Section 10.1: Protect existing water-dependent uses.***

The Town will facilitate the continued existence of water-dependent uses in the waterfront with particular emphasis on those that will contribute to public and visual access to waterfront lands and waters. Any development which would displace, adversely impact or interfere with existing water-dependent uses shall be determined to be adverse to this policy.

To ensure that water-dependent uses can continue to be accommodated within the Town, government agencies will avoid undertaking, funding or approving non-water-dependent

uses when such uses would preempt the reasonably foreseeable development of water-dependent uses. Furthermore, government agencies will utilize appropriate existing programs to encourage compatible water-dependent activities.

***Section 10.2: Promote maritime centers as the most suitable locations for water-dependent uses.***

Future development within the Waterfront Corridor shall be consistent with current uses of the waterfront. Areas along the waterfront shall be zoned consistent with their current use or for uses that compliment the current uses.

***Section 10.3: Allow for development of new water-dependent uses outside of maritime centers.***

Restrictions shall not be placed on lands outside the Waterfront Corridor that would prohibit the development of a water-related project that does not necessarily require a waterfront location, but may, if located on the waterfront, present visual, aesthetic or other concern to the waterfront.

***Section 10.4: Improve the economic viability of water-dependent uses by allowing for non-water-dependent accessory and multiple uses, particularly water-enhanced and maritime support services.***

The Town shall allow non-water dependent uses of the waterfront when such uses compliment or support existing waterfront development or proposed water-dependent uses.

***Section 10.5: Minimize adverse impacts of new and expanding water-dependent uses, provide for their safe operation, and maintain regionally important uses.***

No regionally important uses of the waterfront have been identified in the Town of Clay.

***Section 10.6: Provide sufficient infrastructure for water-dependent uses.***

Maintenance of the Seneca and Oneida Rivers and the associated channels within them is the responsibility of the New York State Canal Corporation. The Town will work with the Canal Corporation, as necessary, to meet the intent of this section of the policy.

***Section 10.7: Promote efficient harbor operation.***

This section is not applicable to the Clay LWRP. There are no designated harbor facilities within the Town waterfront area.

***POLICY 11: PROMOTE SUSTAINABLE USE OF LIVING MARINE RESOURCES.***

The intent of this policy is to ensure that development of the waterfront area does not adversely impact the long-term maintenance and health of living marine resources. Living marine resources play an important role in the social and economic well-being of the people of waterfront communities. Fishing opportunities to the public constitute an important contribution to the public's enjoyment and appreciation of the waters.

Continued use of living resources depends on maintaining long-term health and abundance of marine fisheries resources and their habitats, and on ensuring that the resources are sustained in usable abundance and diversity for future generations. This requires the State's active management of marine fisheries, protection and conservation of habitat, restoration of habitats in areas where they have been degraded and maintenance of water quality at a level that will foster occurrence and abundance of living marine resources. Allocation and use of the available resources must: (1) be consistent with the restoration and maintenance of healthy stocks and habitats and (2) maximize the benefits of resource use so as to provide valuable recreational experiences.

***Section 11.1: Ensure the long-term maintenance and health of living marine resources.***

The waters of the Seneca and Oneida Rivers are not considered commercial fisheries. However, these waters are important recreational fisheries. Recreational fishing is regulated by the DEC. The Town of Clay will work with the DEC to promote recreational fishing and the enforcement of its regulations.

***Section 11.2: Provide for commercial and recreational use of marine resources.***

Commercial fisheries do not exist in the Town. Facilities for recreational fishing will be considered for development by the Town.

***Section 11.3: Maintain and strengthen a stable commercial fishing fleet.***

This section is not applicable to the Clay LWRP. There is no commercial fishery in the waters of Central New York.

***Section 11.4: Promote recreational use of marine resources.***

Facilities for recreational fishing will be considered for development by the Town.

***Section 11.5: Promote managed harvest of shellfish originating from uncertified waters.***

This section is not applicable to the Clay LWRP. There is no shellfish fishery in the waters of Central New York.

***Section 11.6: Promote aquaculture.***

At this time, the waters of the Town of Clay are not likely to be considered for aquaculture development.

***POLICY 12: PROTECT AGRICULTURAL LANDS.***

The intent of this policy is to conserve and protect agricultural land by preventing the conversion of farmland to other uses and protecting existing and potential agricultural production. Agricultural acreage has sharply reduced over a relatively short period of time. This loss has occurred as the regional economy has become less dependent on agricultural interests and the residential value of rural lands has exceeded its agricultural value. As a result, many areas in the Waterfront Corridor have rapidly transformed from one dominated by agrarian uses and activities to one dominated by single family residences. Protecting the remaining agricultural land will help assure a local agricultural economy, persevere the local farming heritage, provide open space and secure scenic quality of the rural areas.

***Section 12.1: Protect existing agriculture and agricultural lands from conversion to other land uses.***

No critical agricultural lands have been identified in the Waterfront Corridor. While many acres of land remain in agricultural use, the importance of agriculture as a viable means of commerce in the Town greatly diminished through the 1900's, particularly over the last 30 years. While many parcels of land remain zoned for agricultural use, relatively few acres remain commercially agricultural.

Zoning will be enforced to preserve open lands and agricultural lands.

***Section 12.2: Establish and maintain favorable conditions which support existing or promote new agricultural production.***

The Town shall allow mixed use of lands to assist in the retention of agricultural lands.

***Section 12.3: Minimize adverse impacts on agriculture from unavoidable conversion of agricultural land.***

When lands are converted from agricultural use to other uses, efforts will be made to minimize the impact of this conversion on other agricultural lands.

***Section 12.4: Preserve scenic and open space values associated with agricultural lands.***

The Town shall locate and arrange development to maximize protection of agricultural land in large contiguous tracts to protect associated scenic and open space values.

***POLICY 13: PROMOTE APPROPRIATE USE AND DEVELOPMENT OF ENERGY AND MINERAL RESOURCES.***

In dealing with energy problems, the first order of preference is the conservation of energy. Energy efficiency in transportation and site design and efficiency in energy generation are the best means of reducing energy demands. Reduced demand for energy reduces the need for construction of new facilities that may have adverse impacts on waterfront resources.

In addition to the impacts of construction of new energy generating facilities, the potential impacts of oil and gas extraction and storage and mineral extraction must be considered. In particular are the potential adverse impacts of mining activities on aquifers. The intent of this policy is to promote the use and development of energy and mineral resources while minimizing the adverse effects of resource development.

***Section 13.1: Conserve energy resources.***

As current economic conditions regarding energy costs are anticipated to continue, the Town shall promote the planning and construction of sites using energy efficient design.

***Section 13.2: Promote alternative energy sources that are self-sustaining, including solar and wind powered energy generation.***

The Town is not located in an area that meets the minimum industry requirements for self-sustaining energy development. Should technological advances enable cost-effective development of such facilities in the future, these facilities would be located in applicably zoned areas.

***Section 13.3: Ensure maximum efficiency and minimum adverse environmental impact when siting major energy generating facilities.***

There are currently no major energy generating facilities located in the Town. The development of new major energy generating/transmission facilities in the future is not anticipated at this time. Future development of such facilities shall be in accordance with all applicable sections of this LWRP.

***Section 13.4: Minimize adverse impacts from fuel storage facilities.***

The future siting of bulk petroleum offshore loading and/or storage facilities is not anticipated at this time. In the unlikely event that the siting of such a facility along the Town waterfront becomes necessary, development will be consistent with applicable State and local policies.

Any fuel storage facilities located on the waterfront shall employ equipment and practices to prevent the leaking or spilling of fuel to the waterway.

***Section 13.5: Minimize adverse impacts associated with mineral extraction.***

There are no commercial mining operations currently located in the waterfront area.

## **5.0 PROPOSED PROJECTS AND LAND USE**

### **5.1 Existing Land Use Development Plans**

### **5.2 Proposed General Future Land Use of Waterfront Corridor**

### **5.3 Specific Projects**

## **6.0 PROGRAM IMPLEMENTATION**

6.1 Existing Local Laws and Regulation

6.2 Proposed New or Revised Local Laws and Regulations

6.3 Review Process for Proposed Waterfront Revitalization Projects

6.4 Consultation with Other State and Federal Agencies

6.5 Project Funding

6.6 Re-Zoning Plan

## **7.0 LOCAL COMMITMENT AND CONSULTATION**

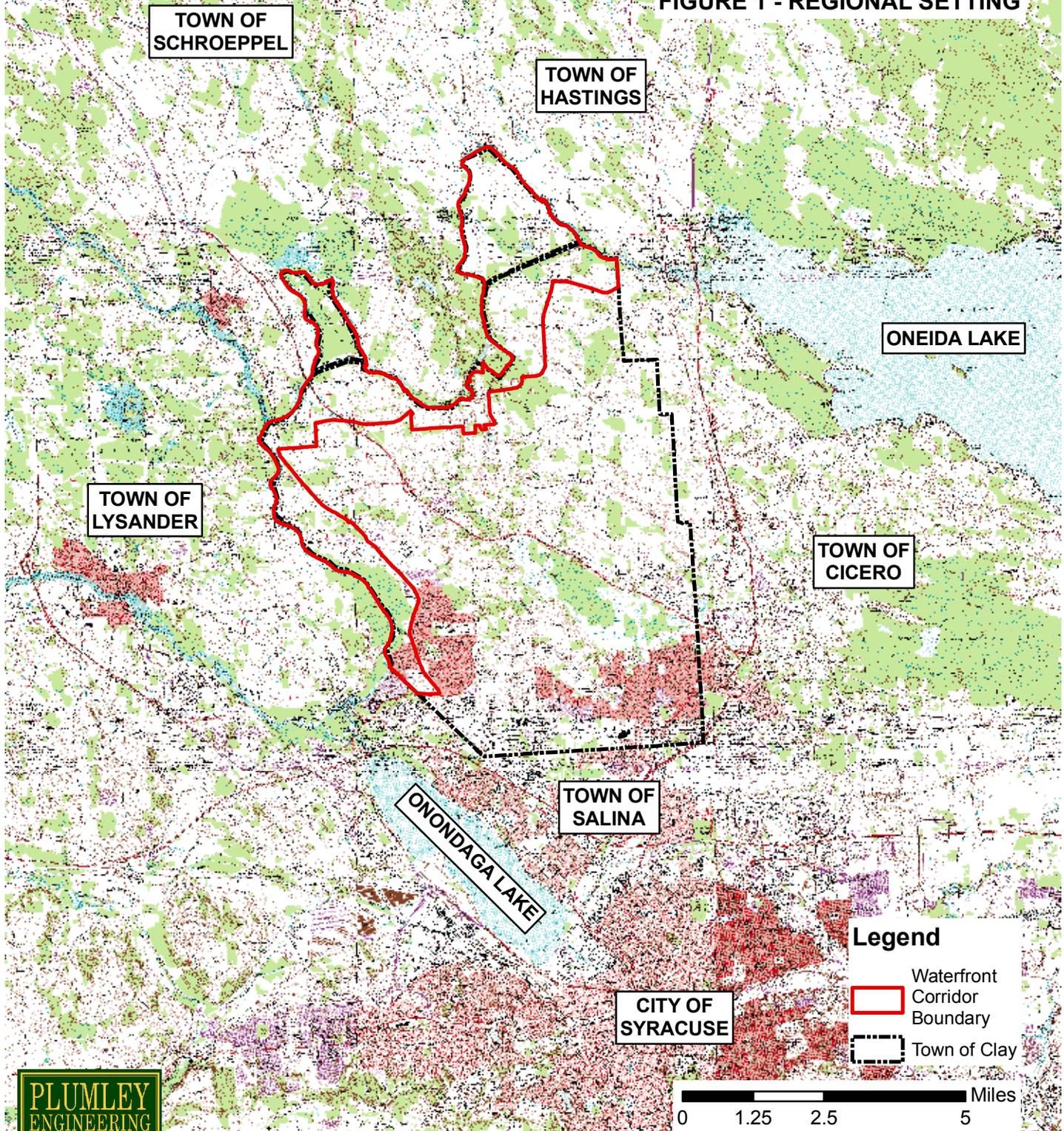
## **8.0 ENVIRONMENTAL IMPACT STATEMENT**

# FIGURES

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM



FIGURE 1 - REGIONAL SETTING



## Legend

- Waterfront Corridor Boundary
- Town of Clay



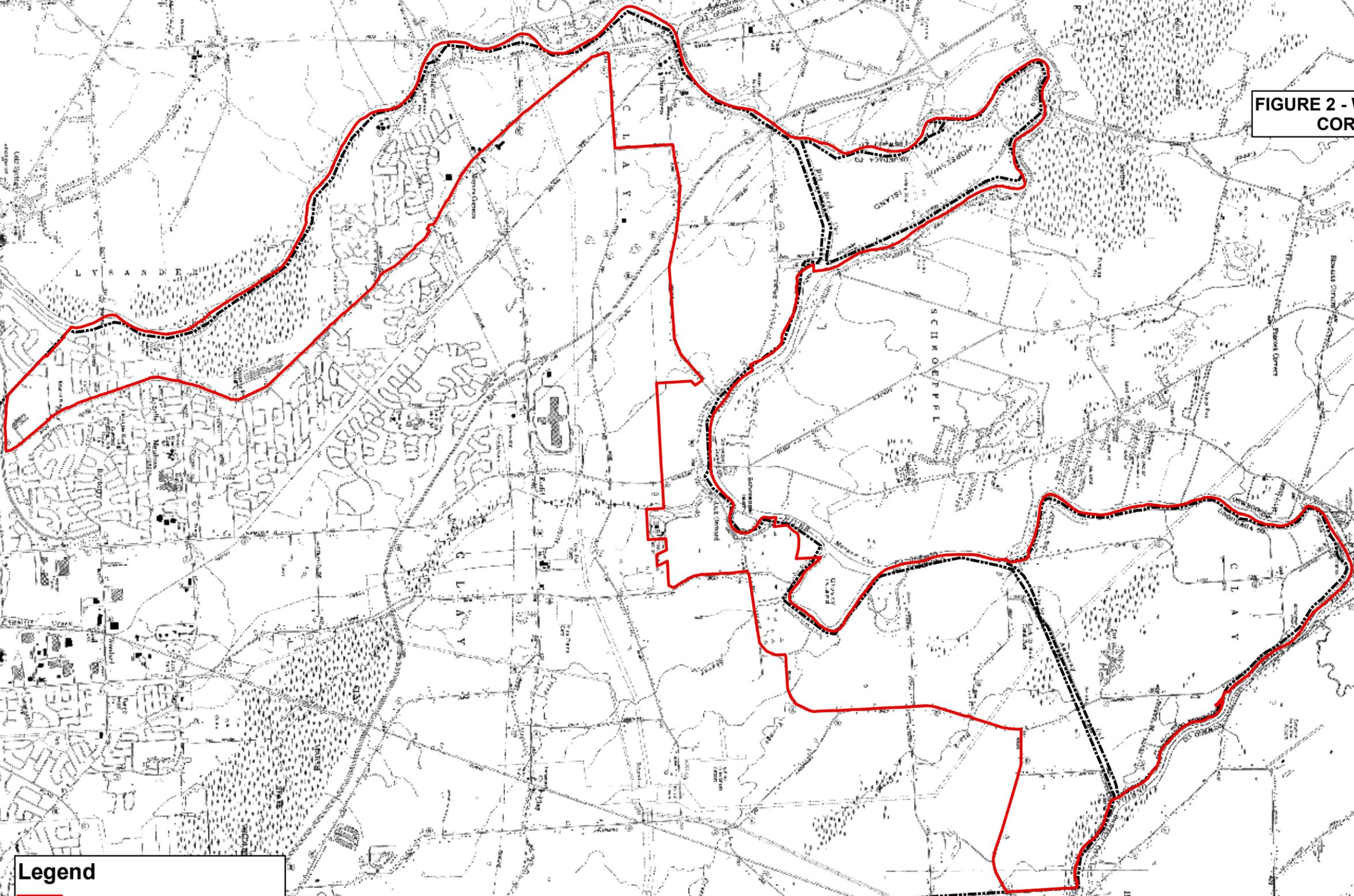
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USGS Topographic Maps - Baldwinsville, Brewerton, Central Square, Syracuse West, Camillus, Cicero, Mallory, Pennellville, and Syracuse East 7.5-Minute Quads.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM



**FIGURE 2 - WATERFRONT CORRIDOR**



**Legend**

-  Waterfront Corridor Boundary
-  Town of Clay

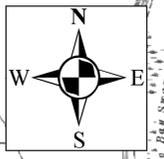


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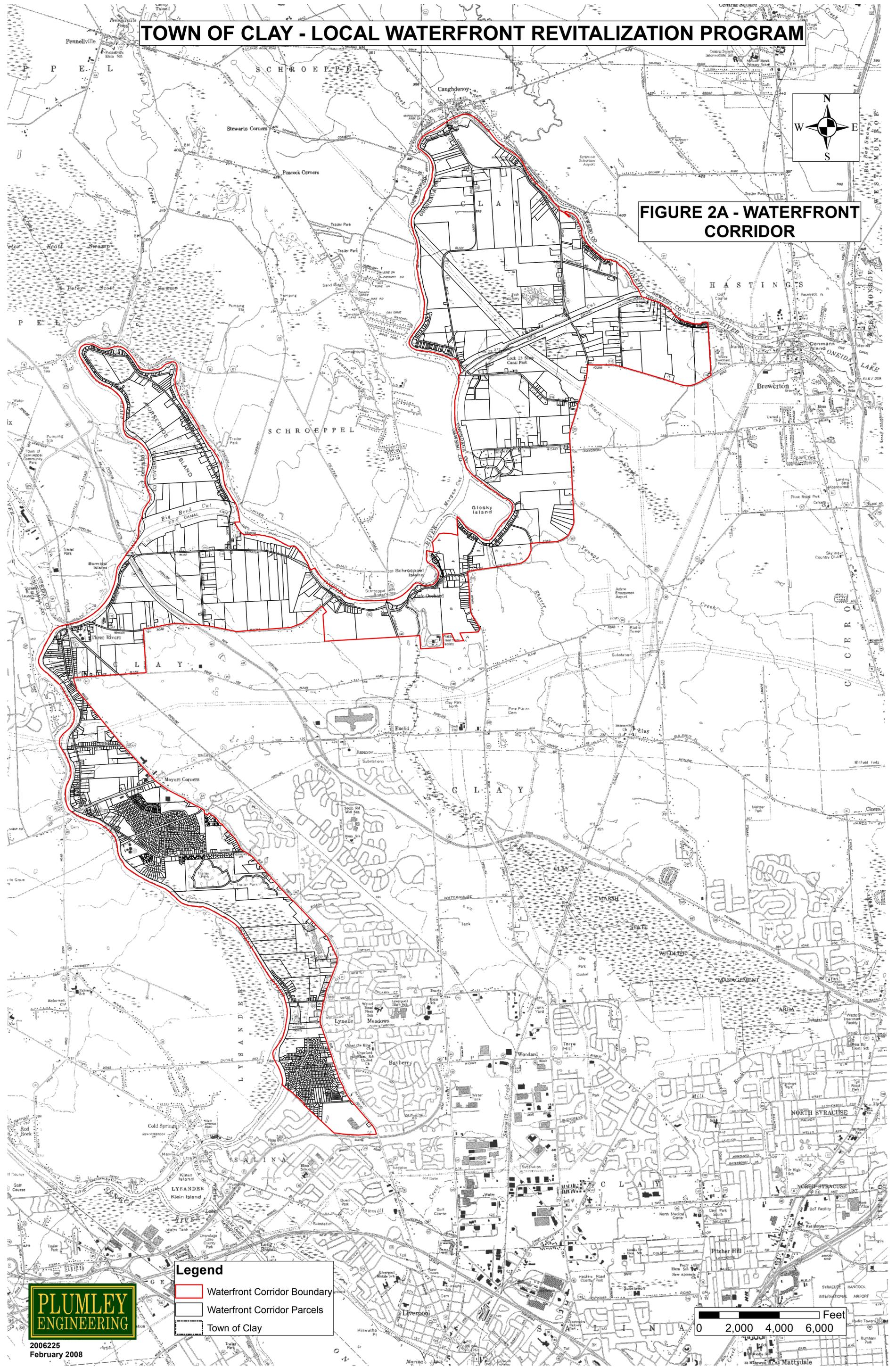


DOT Topographic Maps, Planimetric Data - Baldwinsville, Brewerton, Central Square, Syracuse West, Camillus, and Pennellville 7.5-Minute Quads.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM



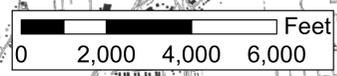
## FIGURE 2A - WATERFRONT CORRIDOR



- Legend**
- Waterfront Corridor Boundary
  - Waterfront Corridor Parcels
  - Town of Clay



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Town of Clay Parcel Data Provided by the Town of Clay.  
DOT Topographic Maps, Planimetric Data - Baldwinsville, Brewerton, Central Square, Syracuse West, Camillus, and Pennellville 7.5-Minute Quads.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM

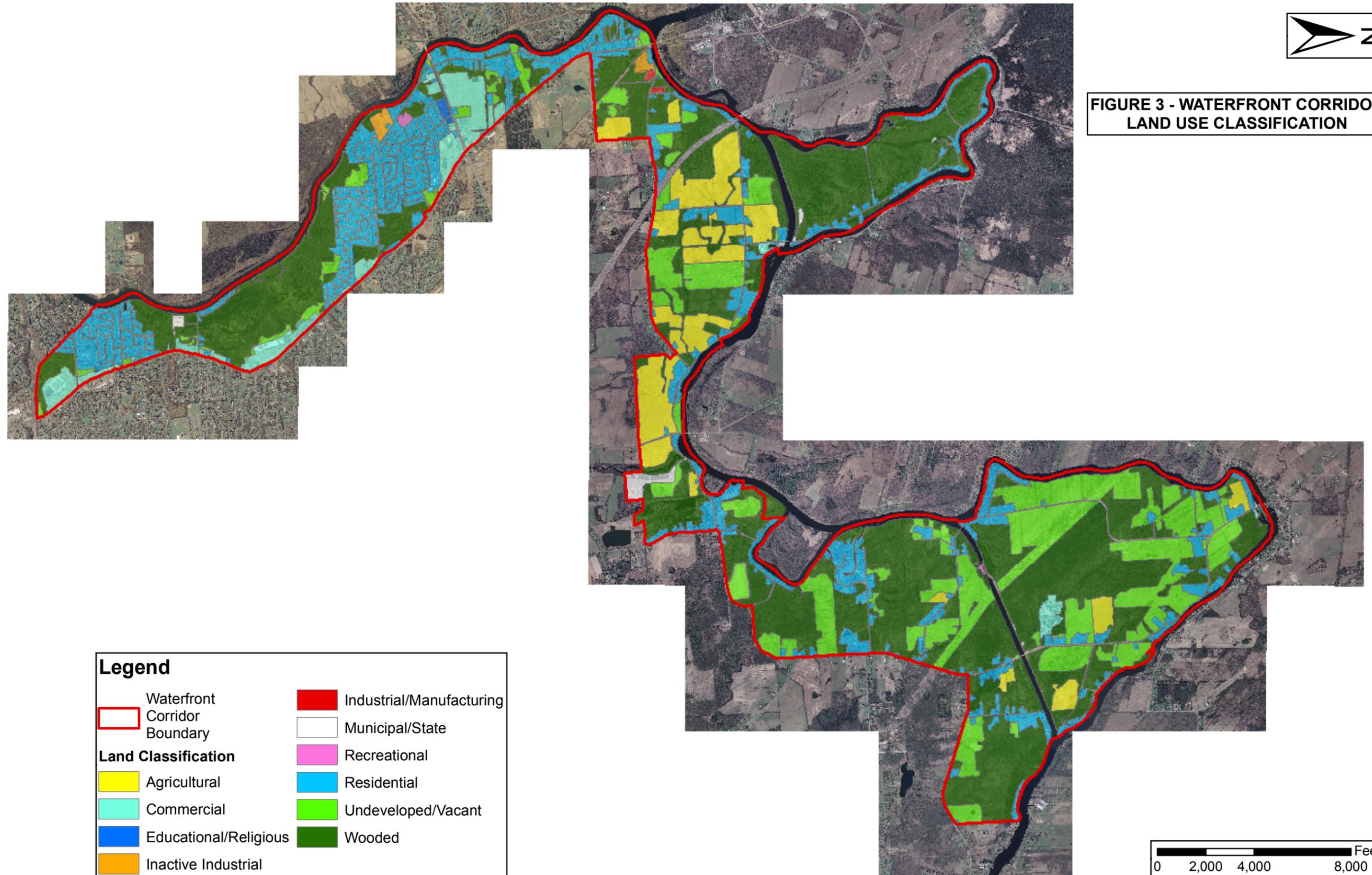
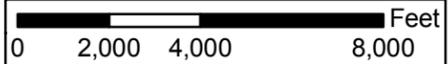


FIGURE 3 - WATERFRONT CORRIDOR LAND USE CLASSIFICATION



Legend	
	Waterfront Corridor Boundary
	Agricultural
	Commercial
	Educational/Religious
	Inactive Industrial
	Industrial/Manufacturing
	Municipal/State
	Recreational
	Residential
	Undeveloped/Vacant
	Wooded

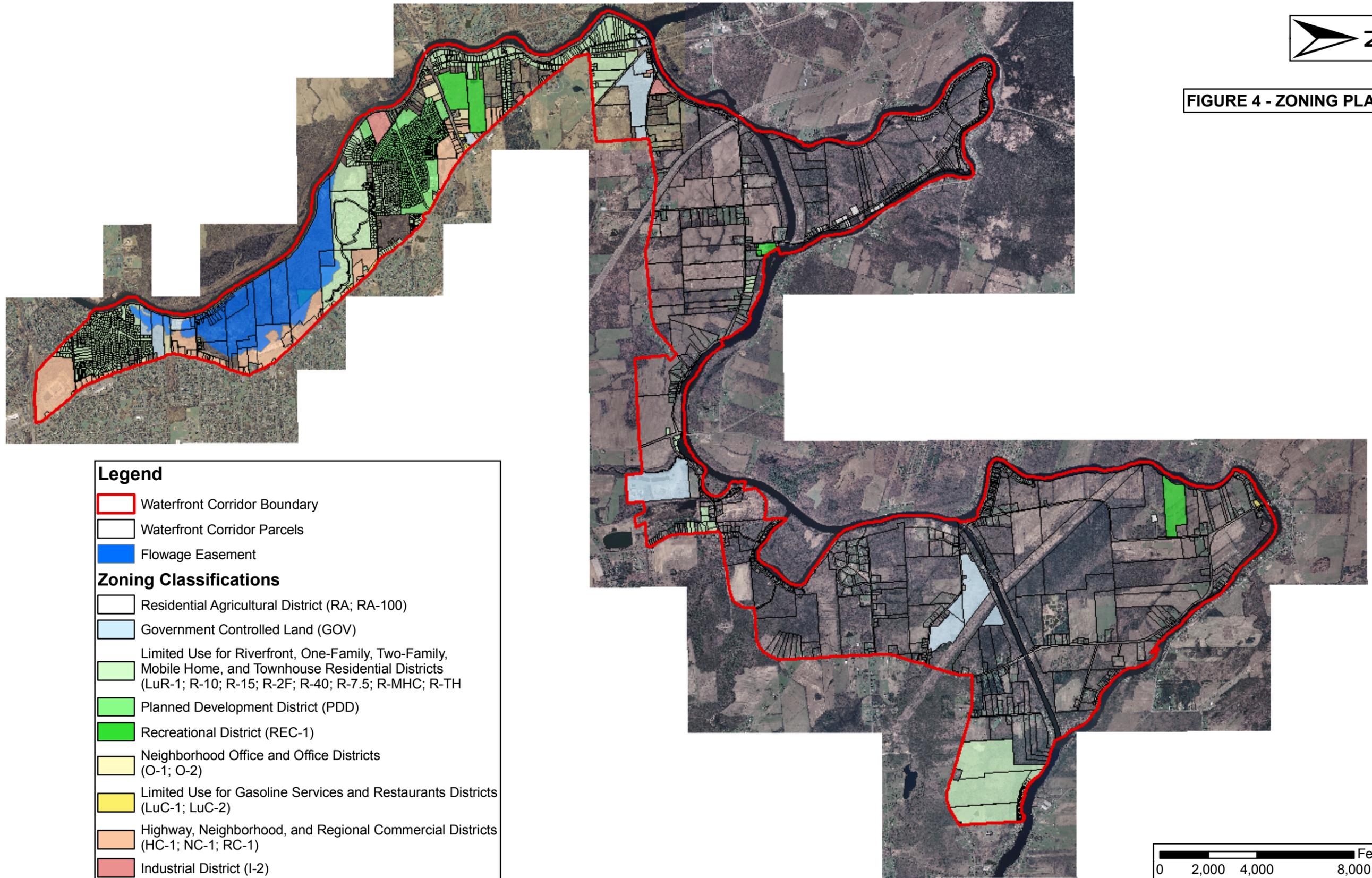


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# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM



FIGURE 4 - ZONING PLAN

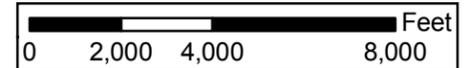


## Legend

- Waterfront Corridor Boundary
- Waterfront Corridor Parcels
- Flowage Easement

## Zoning Classifications

- Residential Agricultural District (RA; RA-100)
- Government Controlled Land (GOV)
- Limited Use for Riverfront, One-Family, Two-Family, Mobile Home, and Townhouse Residential Districts (LuR-1; R-10; R-15; R-2F; R-40; R-7.5; R-MHC; R-TH)
- Planned Development District (PDD)
- Recreational District (REC-1)
- Neighborhood Office and Office Districts (O-1; O-2)
- Limited Use for Gasoline Services and Restaurants Districts (LuC-1; LuC-2)
- Highway, Neighborhood, and Regional Commercial Districts (HC-1; NC-1; RC-1)
- Industrial District (I-2)



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Flowage Easements Provided by the New York State Canal Corporation.  
Town of Clay Zoning and Parcel Data Provided by the Town of Clay.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM

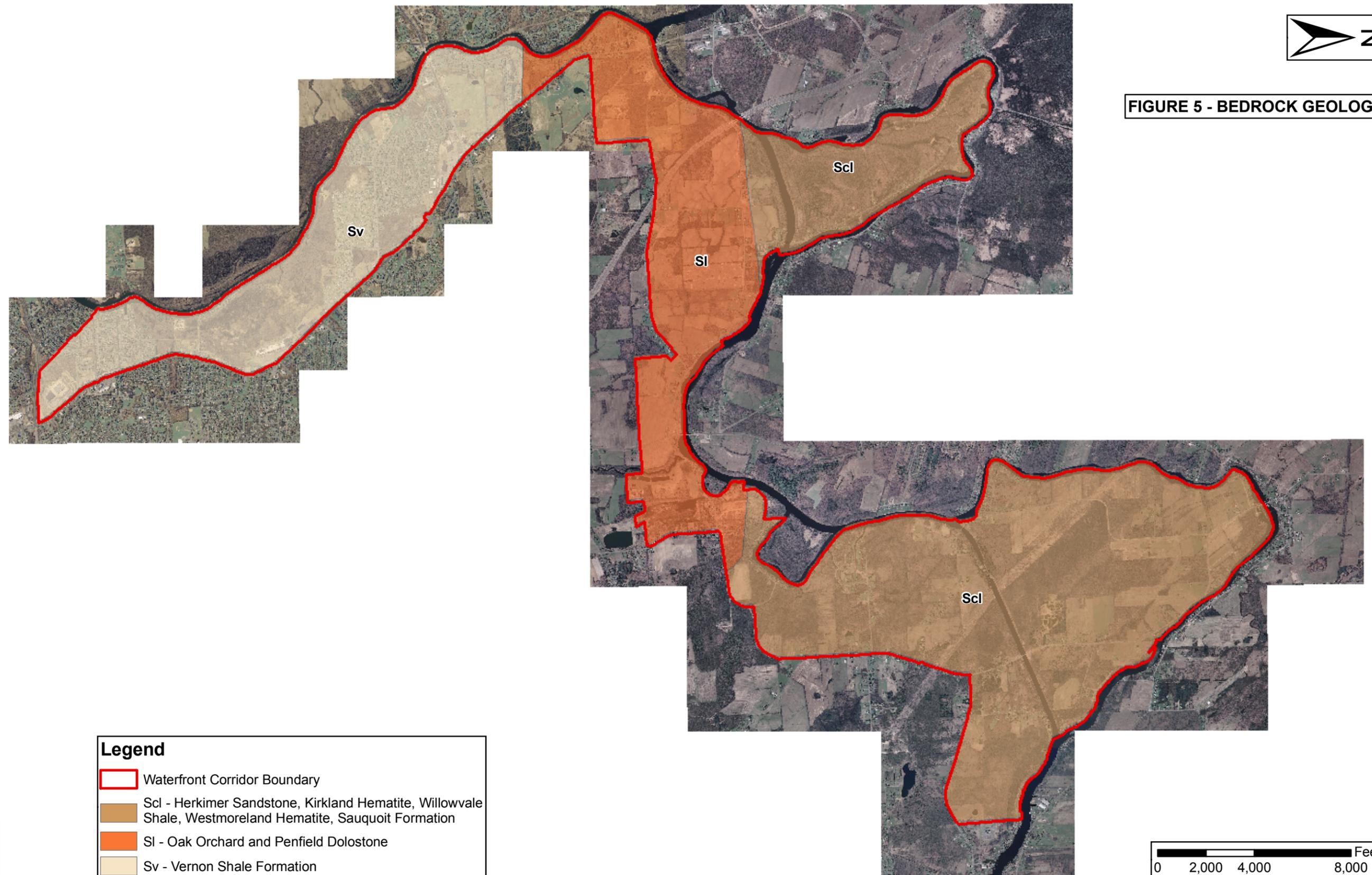


FIGURE 5 - BEDROCK GEOLOGY

**Legend**

-  Waterfront Corridor Boundary
-  Scl - Herkimer Sandstone, Kirkland Hematite, Willowvale Shale, Westmoreland Hematite, Sauquoit Formation
-  SI - Oak Orchard and Penfield Dolostone
-  Sv - Vernon Shale Formation



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New York State Geological Survey - Geologic Map of New York, Finger Lakes Sheet, 1970.  
NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM

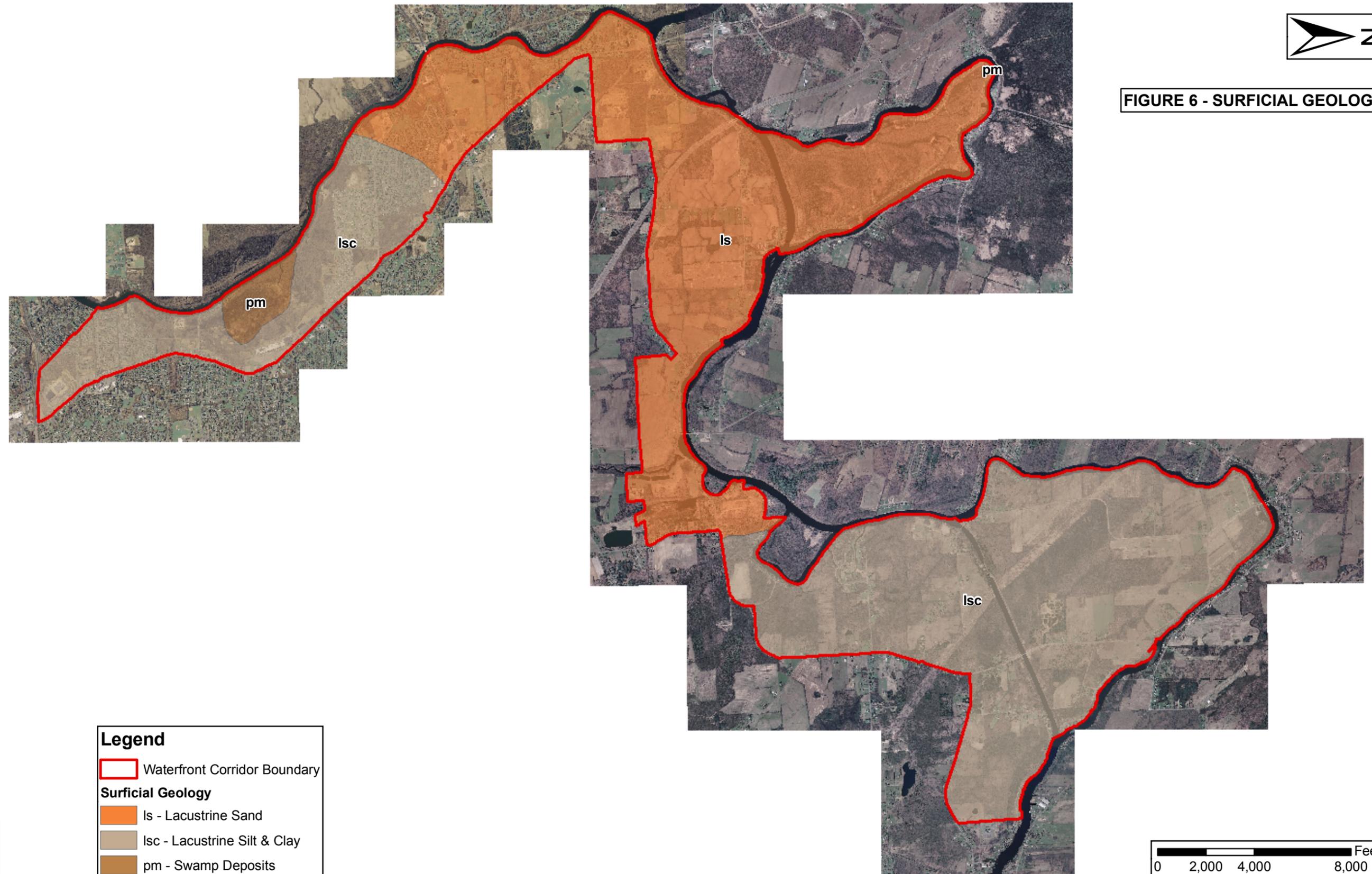


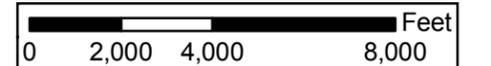
FIGURE 6 - SURFICIAL GEOLOGY

**Legend**

-  Waterfront Corridor Boundary
- Surficial Geology**
-  Is - Lacustrine Sand
-  Isc - Lacustrine Silt & Clay
-  pm - Swamp Deposits



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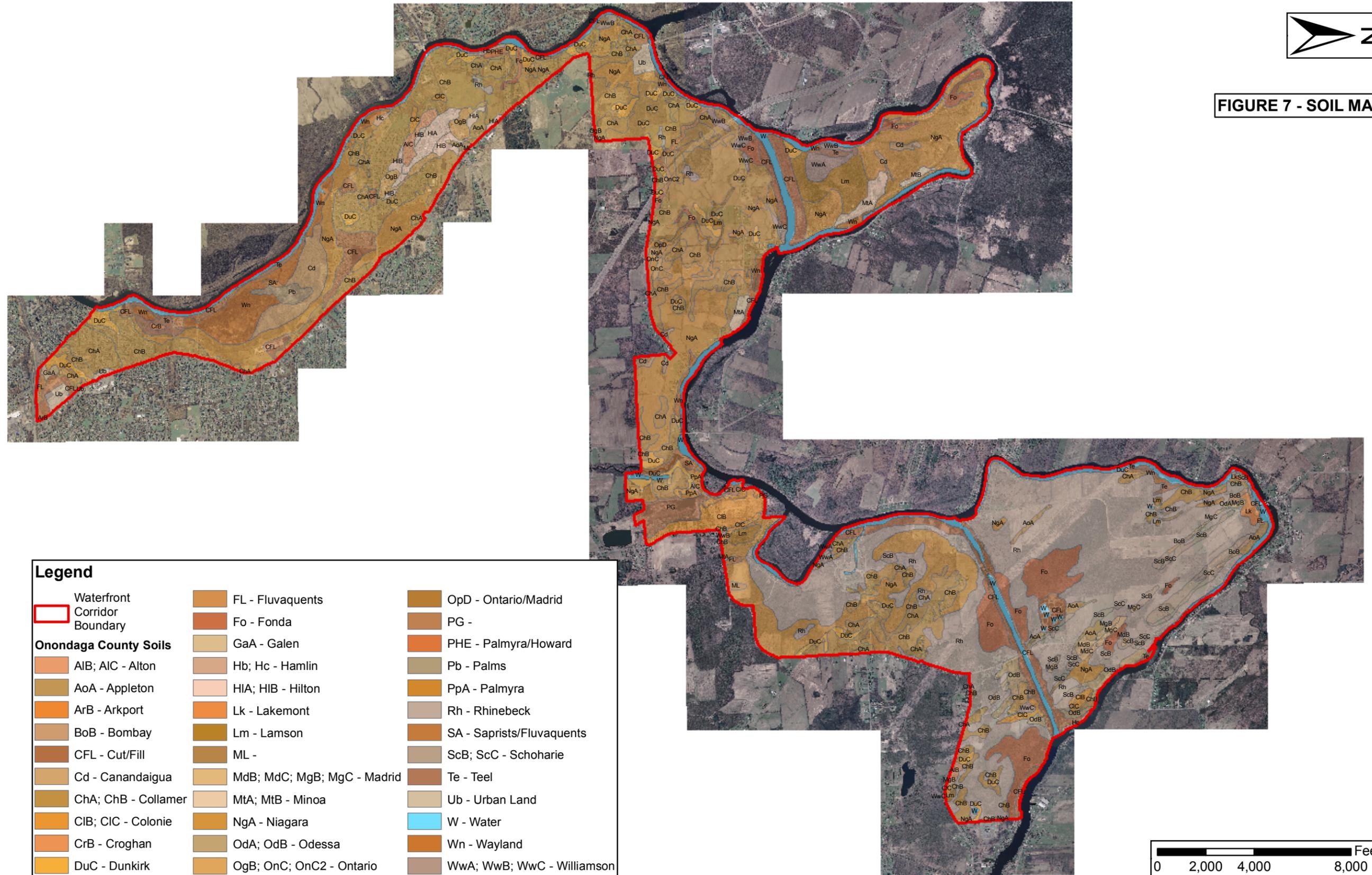


New York State Geological Survey - Surficial Geologic Map of New York, Finger Lakes Sheet, 1986.  
NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM



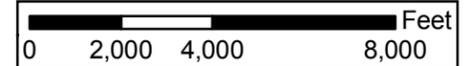
FIGURE 7 - SOIL MAP



Legend		
	Waterfront Corridor Boundary	
	<b>Onondaga County Soils</b>	
	AIB; AIC - Alton	
	AoA - Appleton	
	ArB - Arkport	
	BoB - Bombay	
	CFL - Cut/Fill	
	Cd - Canandaigua	
	ChA; ChB - Collamer	
	CIB; CIC - Colonie	
	CrB - Croghan	
	DuC - Dunkirk	
	FL - Fluvaquents	
	Fo - Fonda	
	GaA - Galen	
	Hb; Hc - Hamlin	
	HIA; HIB - Hilton	
	Lk - Lakemont	
	Lm - Lamson	
	ML -	
	MdB; MdC; MgB; MgC - Madrid	
	MtA; MtB - Minoa	
	NgA - Niagara	
	OdA; OdB - Odessa	
	OgB; OnC; OnC2 - Ontario	
	OpD - Ontario/Madrid	
	PG -	
	PHE - Palmyra/Howard	
	Pb - Palms	
	PpA - Palmyra	
	Rh - Rhinebeck	
	SA - Saprists/Fluvaquents	
	ScB; ScC - Schoharie	
	Te - Teel	
	Ub - Urban Land	
	W - Water	
	Wn - Wayland	
	WwA; WwB; WwC - Williamson	



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# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM

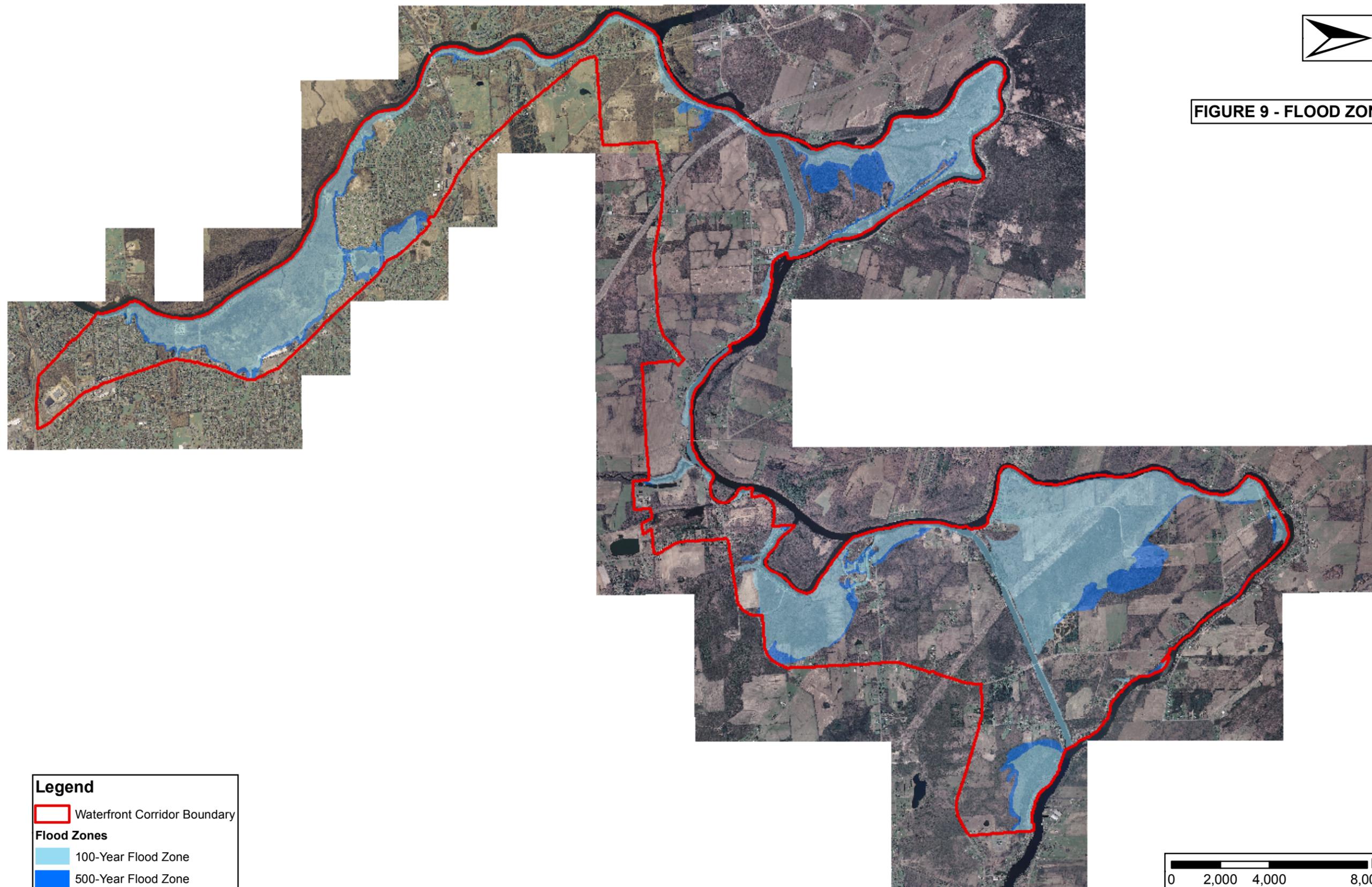


FIGURE 9 - FLOOD ZONES

**Legend**

- Waterfront Corridor Boundary
- Flood Zones**
  - 100-Year Flood Zone
  - 500-Year Flood Zone

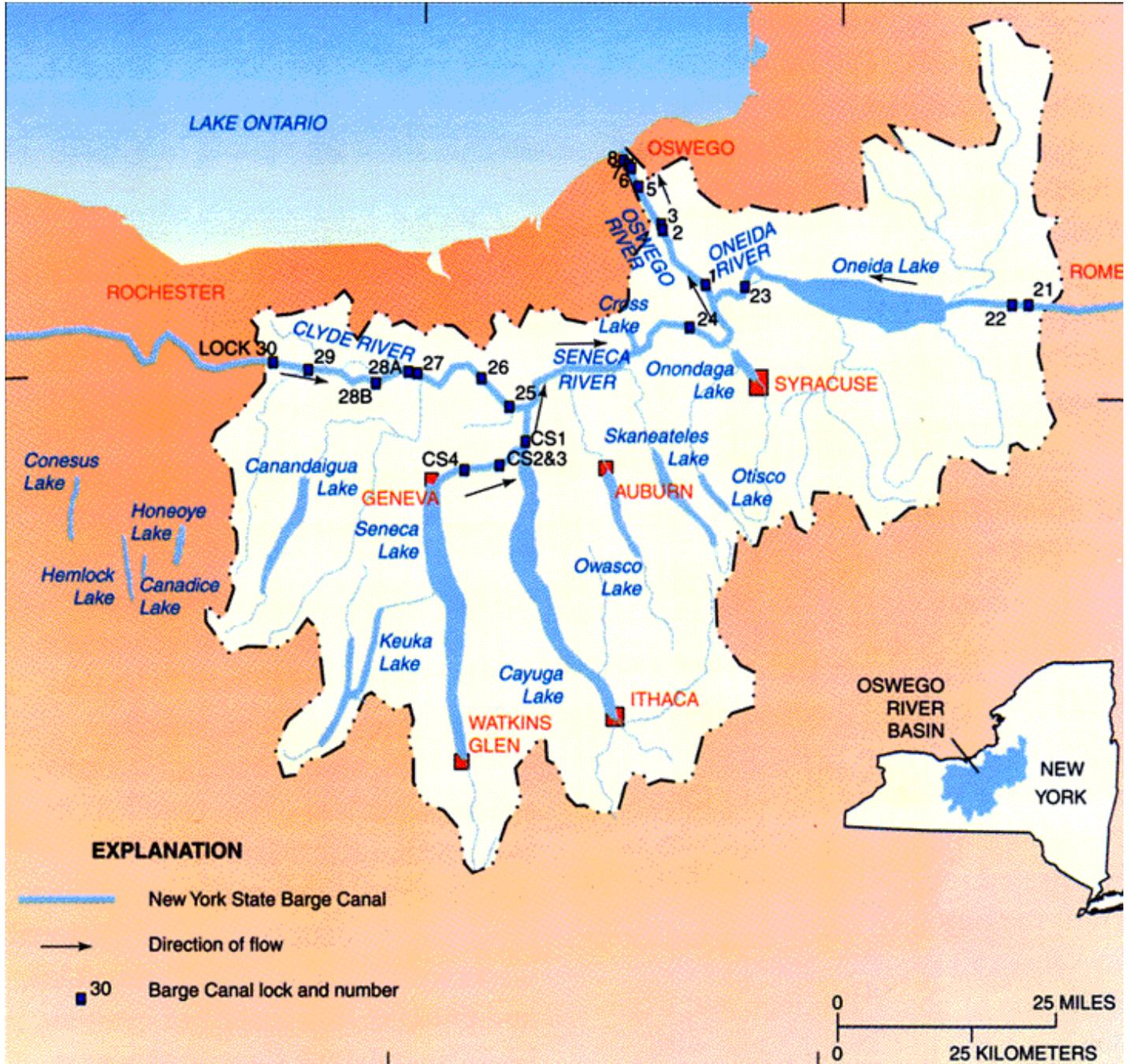


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Federal Emergency Management Agency - Flood Insurance Rate Maps, 1980, 1982, 1983, and 1989 Towns of Clay and Lysander Panels.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM

FIGURE 10 - OSWEGO RIVER BASIN



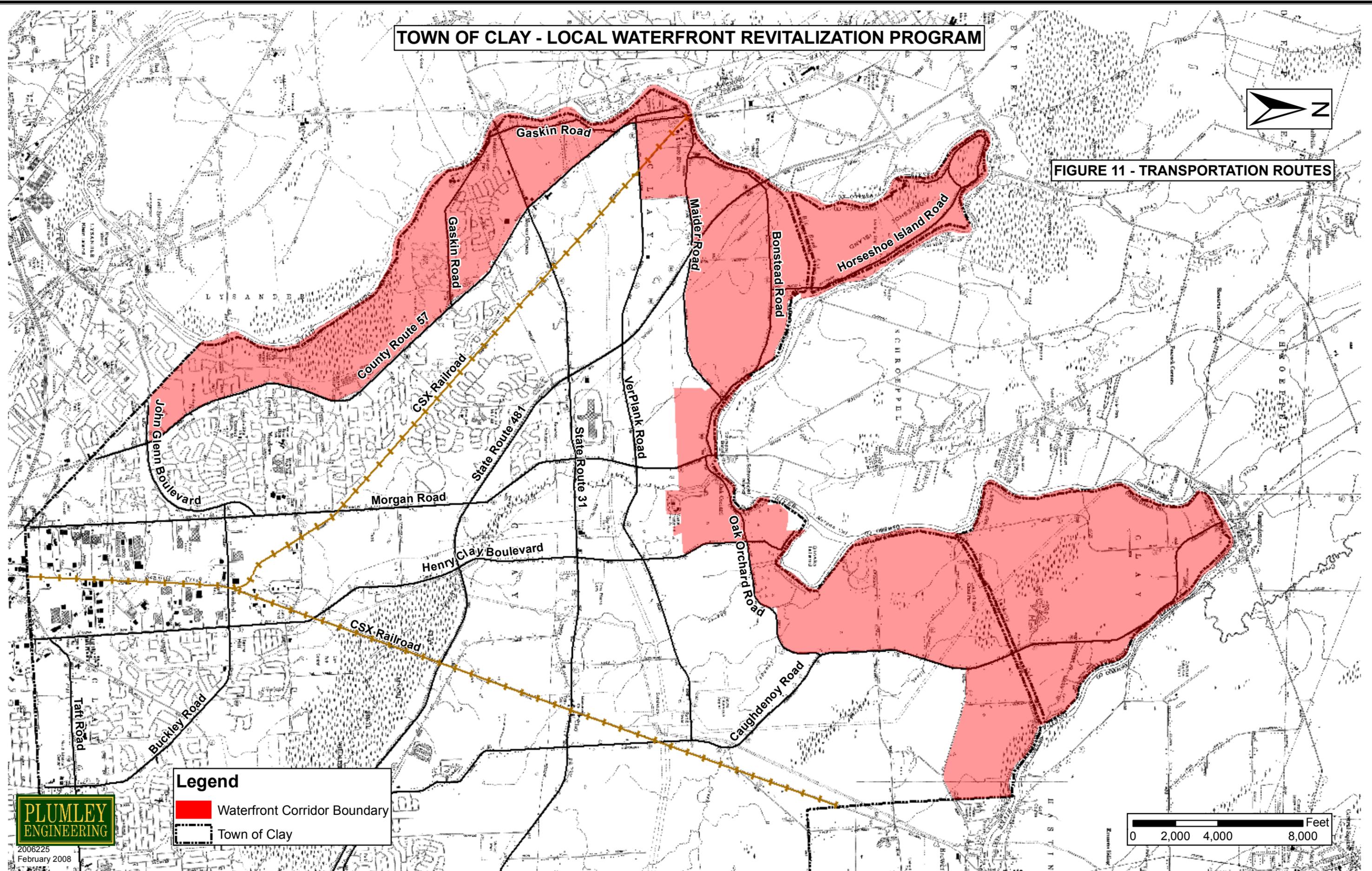
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USGS Figure - Location of Major Lakes and Rivers, New York State Barge Canal, and Major Cities within the Oswego River Basin in Central New York, Fact Sheet FS 180-99, February 2002.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM



FIGURE 11 - TRANSPORTATION ROUTES



**Legend**

- Waterfront Corridor Boundary
- Town of Clay



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DOT Topographic Maps, Planimetric Data - Baldwinsville, Brewerton, Central Square, Syracuse West, Camillus, and Pennellville 7.5-Minute Quads.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM

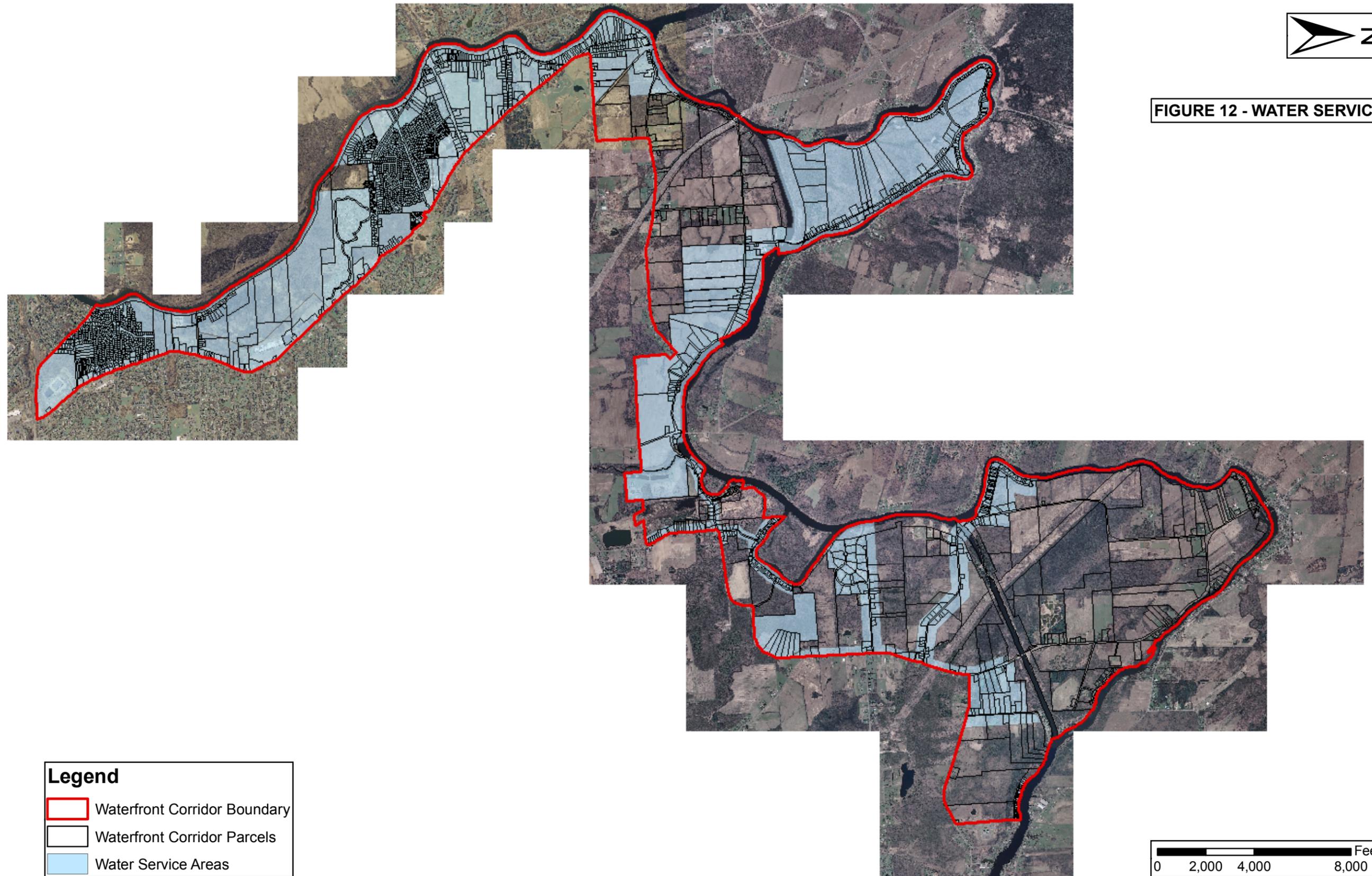


FIGURE 12 - WATER SERVICE

**Legend**

-  Waterfront Corridor Boundary
-  Waterfront Corridor Parcels
-  Water Service Areas



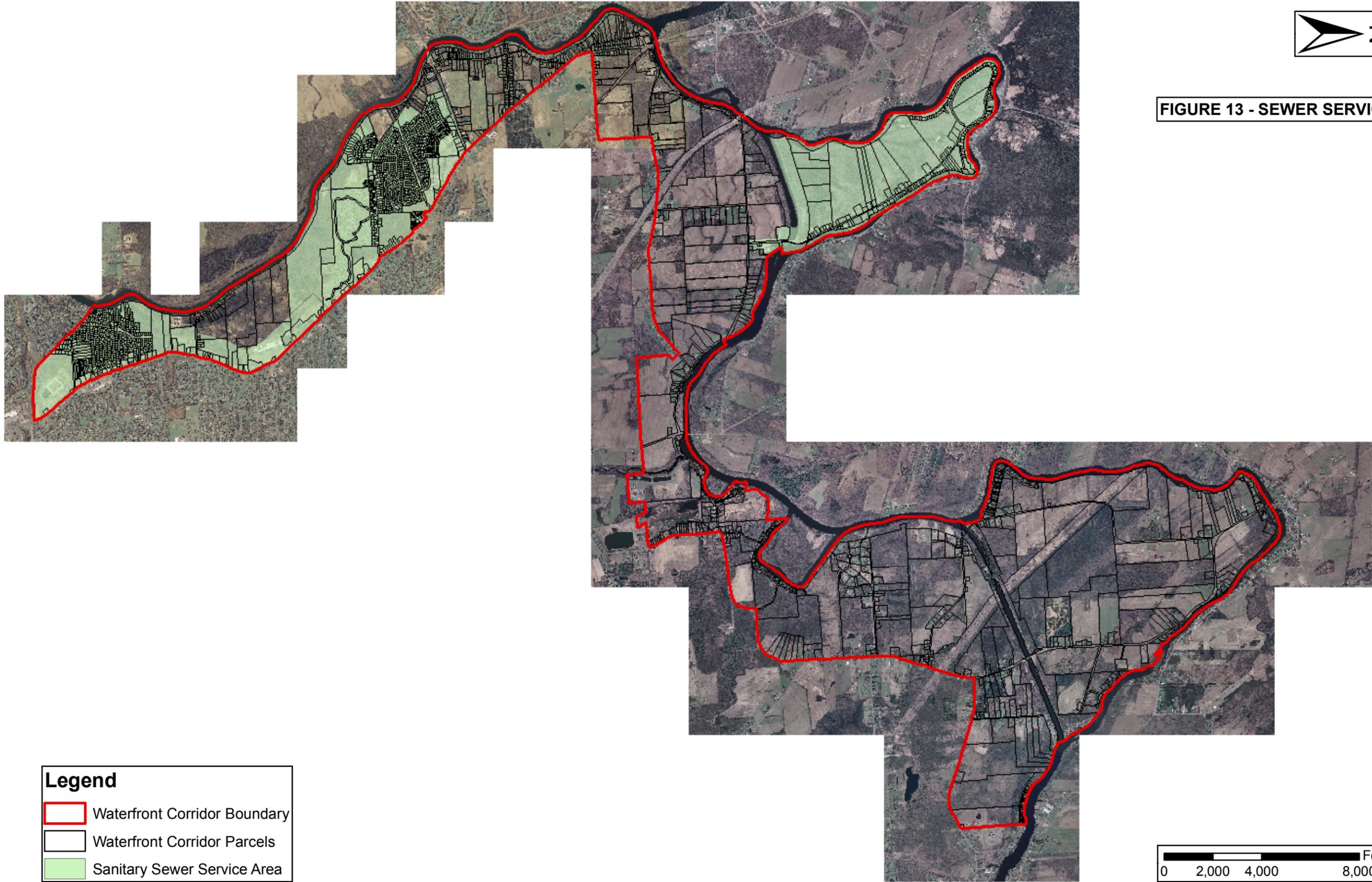
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Water Service Area and Parcel Data provided by the Town of Clay.  
NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM



FIGURE 13 - SEWER SERVICE



**Legend**

-  Waterfront Corridor Boundary
-  Waterfront Corridor Parcels
-  Sanitary Sewer Service Area



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Sanitary Sewer Service Area and Parcel Data provided by the Town of Clay.  
NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.

# TOWN OF CLAY - LOCAL WATERFRONT REVITALIZATION PROGRAM

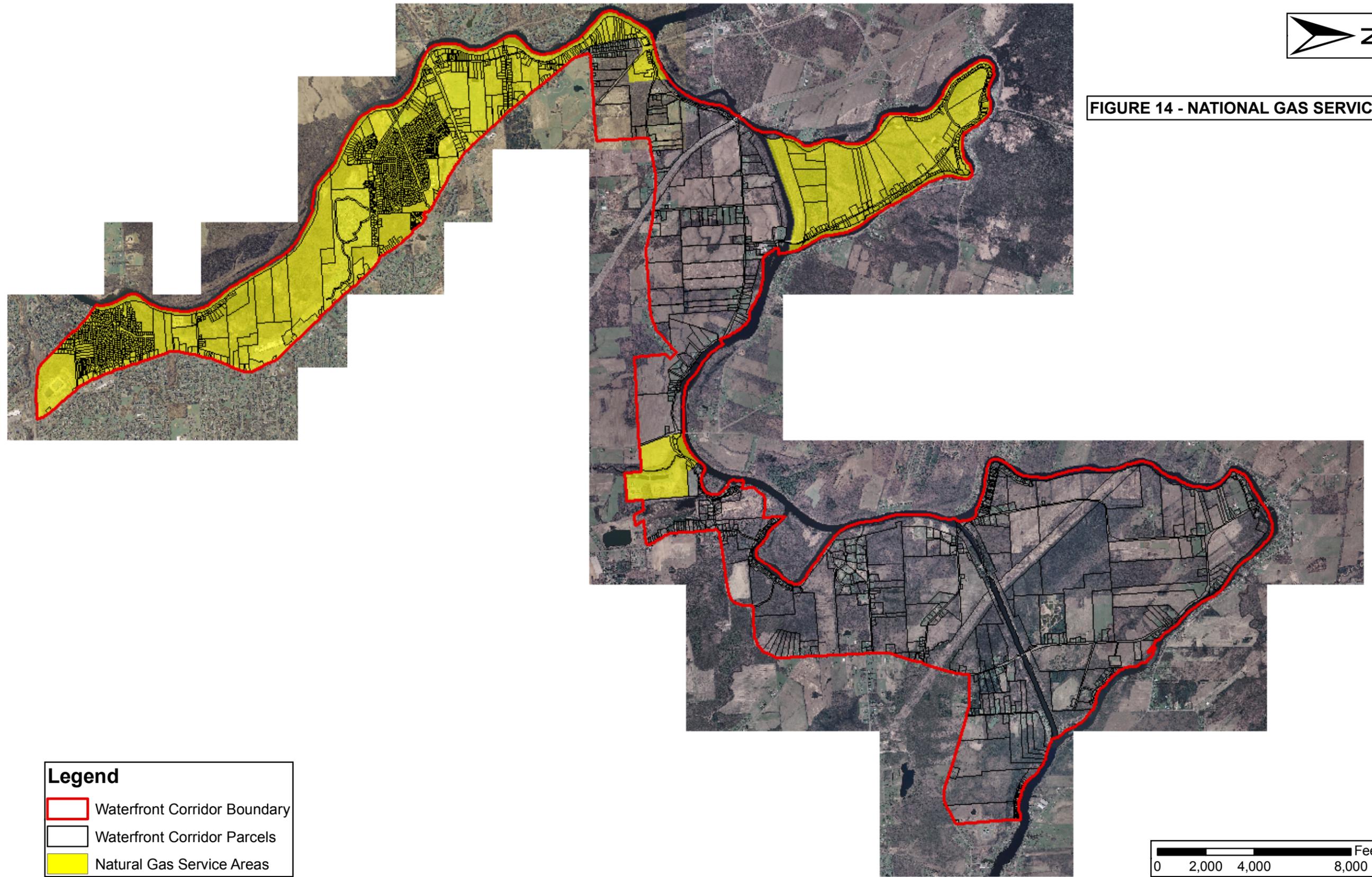


FIGURE 14 - NATIONAL GAS SERVICE

**Legend**

-  Waterfront Corridor Boundary
-  Waterfront Corridor Parcels
-  Natural Gas Service Areas



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Natural Gas Service Area data provided by National Grid.  
Parcel Data provided by the Town of Clay.  
NYS GIS Clearinghouse - Town of Clay, Onondaga County, New York, 1-Foot Resolution Natural Color Orthoimagery, April 2006.

# **TABLES**

**TABLE 1 – MAMMALS, REPTILES AND AMPHIBIANS  
THAT INHABIT THE TUG HILL UPLAND, LAKE ONTARIO PLAIN  
AND APPALACHIAN UPLAND REGIONS\***

<b>MAMMALS</b>			
Virginia Opossum	Small-footed Myotis	Southern Bog Lemming	White-footed Mouse
Masked Shrew	Silver-haired Bat	Boreal Red-backed Vole	Striped Skunk
Smoky Shrew	Eastern Pipistrelle	Red Fox	Meadow Vole
Longtail Shrew	Big Brown Bat	Gray Fox	Pine Vole
Northern Water Shrew	Red Bat	Yellownose Vole	Deer Mouse
Pygmy Shrew	Hoary Bat	Woodchuck	River Otter
Least Shrew	Coyote	Eastern Chipmunk	Woodland Jumping Mouse
Shorttail Shrew	Raccoon	Beaver	Indiana Myotis
Starnose Mole	Fisher	Red Squirrel	White-tailed Deer
Hairytail Mole	Shorttail Weasel	Flying Squirrel	Porcupine
Little Brown Myotis	Longtail Weasel	Gray Squirrel	Showshoe Hare
Meadow Jumping Mouse	Muskrat	Keen Myotis	Mink
Eastern Cottontail			
<b>REPTILES</b>			
Eastern Painted Turtle	Eastern Massasauga	Stinkpot Eastern Spiny	
Spotted Turtle	Eastern Milk Snake	Coal Skink Eastern Ribbon Snake	
Common Snapping Turtle	Northern Water Snake	Northern Redbelly Snake	
Bog Turtle	Softshell Eastern Garter Snake	Northern Ringneck Snake	
Map Turtle	Black Rat Snake	Timber Rattlesnake	
Wood Turtle	Queen Snake	Northern Brown Snake	
Northern Black Racer	Eastern Smooth Green Snake		
<b>AMPHIBIANS</b>			
Eastern Hellbender	Northern Dusky Salamander	American Toad	
Mudpuppy	Mountain Dusky Salamander	Green Frog	
Redback Salamander	Northern Spring Salamander	Northern Spring Peeper	
Longtail Salamander	Northern Two-Lined Salamander	Northern Leopard Frog	
Slimy Salamander	Blue-Spotted Salamander	Mink Frog	
Northern Red Salamander	Four-Toed Salamander Bullfrog	Wood Frog	
Spotted Salamander	Red-Spotted Newt	Gray Tree Frog	
Jefferson Salamander	Western Chorus Frog	Pickerel Frog	

\* This table includes a region that extends beyond the Town of Clay Local Waterfront Revitalization Plan Waterfront Corridor. Some species listed may not be found in the Waterfront Corridor.

SOURCE: *Integrating Timber and Wildlife Handbook*, R.E. Chambers, 1983.

**TABLE 2 – MACROINVERTEBRATES**

Stoneflies*	Mayflies*	Scuds*	Dragonflies*	Leech
Aquatic Worms	Blood Worms	Midge*	Sedge*	
Riffle Beatle	Snipe Fly	Crane Fly	Black Fly	

\* Several species of each were indexed in the Onondaga Lake/Seneca River region.

SOURCE: *Macroinvertebrates in the Onondaga Lake Watershed*, Onondaga County Department of Water Environmental Protection, 2003.

**TABLE 3 – BIRDS\***

Great Blue Heron	Turkey Vulture	Wood Duck	Mallard	Osprey
Northern Harrier	Red Tailed Hawk	American Kestrel	Wild Turkey	Killdeer
Spotter Sandpiper	Upland Sandpiper	American Woodcock	Rock Pigeon	Mourning Dove
Black Billed Cuckoo	Yellow Billed Cuckoo	Great Horned Owl	Barred Owl	Whip-poor-will
Ruby-throated Hummingbird	Belted Kingfisher	Red-bellied Woodpecker	Downy Woodpecker	Hairy Woodpecker
Northern Flicker	Pileated Woodpecker	Eastern Wood-Pawee	Alder Flycatcher	Willow Flycatcher
Least Flycatcher	Eastern Phoebe	Great Crested Flycatcher	Eastern Kingbird	Warbling Vireo
Red-eyed Vireo	Blue Jay	American Crow	Purple Martin	Tree Swallow
Northern Rough-winged Swallow	Bank Swallow	Barn Swallow	Black-Capped Chickadee	Tufted Titmouse
Red-breasted Nuthatch	House Wren	Ruby-crowned Kinglet	Eastern Bluebird	Veery
Wood Thrush	American Robin	Gray Catbird	Northern Mockingbird	European Starling
Cedar Waxwing	Golden-winged Warbler	Blue-winged Warbler	Yellow Warbler	Pine Warbler
American Redstart	Ovenbird	Common Yellowthroat	Scarlet Tanager	Eastern Towhee
Chipping Sparrow	Savannah Sparrow	Song Sparrow	Northern Cardinal	Rose-breasted Grosbeak
Indigo Bunting	Bobolink	Red-winged Blackbird	Common Grackle	Brown-headed Cowbird
Baltimore Oriole	House Finch	American Goldfinch	House Sparrow	Canada Goose
American Black Duck	Pied-billed Grebe	American Bittern	Green Heron	Sharp Shinned Hawk
Cooper's Hawk	Ring-Necked Pheasant	Virginia Rail	Wilson's Snipe	Chimney Swift
Yellow Bellied Sapsucker	Cliff Swallow	Marsh Wren	Blue-grey Gnatcatcher	Brown Thrasher
Chestnut-sided Warbler	Black-throated Green Warbler	Field Sparrow	Grasshopper Sparrow	Swamp Sparrow
Eastern Meadowlark	Orchard Oriole	Purple Finch	White-breasted Nuthatch	Brown Creeper
Brewster's Warbler	Least Bittern	Hooded Merganser	Sora	Yellow-throated Vireo
Winter Wren	Cerulean Warbler	Black and White Warbler	Northern Waterthrush	Canada Warbler

\* All Breeding Species Documented Between 2000 and 2005.

SOURCE: *New York State Breeding Bird Atlas*, New York State Department of Environmental Conservation, 2005.

# **APPENDICES**

**APPENDIX A**

**TOWN OF CLAY ZONING CODE**

**[TO BE INSERTED IN FINAL PLAN]**