

The following is a listing of comments regarding the draft of the Town/Village of Clayton Comprehensive Plan made at the public meeting held on Monday, July 18, 2016. Please note that some statements were edited for clarity.

CHAPTER 1 PLAN INTRO AND HISTORY

-The vision statement starts off only describing the Village of Clayton. It should start off with a generalized statement that encompasses both village and town. There seems to be a focus on what's available in the village with the town mentioned as a side comment. The town outside the village is very much overlooked. Making the Town of Clayton, along with the village continually grow and be attractive should be a top priority. The village is not the only thing that can make this area great.

-We love the vision of this community. We do not want the area marred with big industry and especially industrial wind turbines. We moved here because it is a gorgeous tourism and scenic destination.

-Parking is not only insufficient, but may deter visitors from staying to enjoy what the village has to offer. With parking meters enforced until 8:00pm and very easily could be metered until 6:00pm as it is in neighboring communities. This is a sore point among visitors and deters some from returning.

-All the murals depicting local history/scenes should be promoted as a reason to come to Clayton-use Athens, Ontario as an example.

-Balancing development and the rights of residential property owners is a tough balancing act. Many people who live here have a significant investment in their properties. This is not about real estate values but rather the right to solitude and the quiet enjoyment of their property. Be careful what you wish for, you will surely get it.

-Introduction needs a rewrite. Mr. Angel, a Whig himself as was most of the voters in the area.

-Careful planning is needed for future commercial development. Clayton over the next five years will be "discovered" by more people precisely due to the new hotel-55+ weddings and countless business meetings. The challenge will be to retain Clayton's special character while encouraging and placing/siting new commercial development.

CHAPTER 2 DEMOGRAPHIC TRENDS

-Population percentages don't add up-Town/Village 28%, Village 9% and Town outside village 28%???

-Same number of Village residents in 2010 census as in 1940 census yet industry has left Village implies more residents. Need to see if any of the data is statistically significant.

-In general emphasis should be placed on infrastructure maintenance and renovation in Village before new items such as burying wires are begun. Specifically sewer and water issues. Taxes in Clayton Village should not increase any more than 1.5% a year.

-Why do we need a Village?

-Many changes (?) of people, infrastructure and buildings-negative impact to the Village.

CHAPTER 3 HOUSING

-Considering housing goals, especially #3, how do you justify changing zoning regulations on 12E for one business when so many long term home owners objected? Protect?

-Seriously concerned that the use of MD2 does not become a precedent that could be used on any 5+ acre parcel that is waterfront in an MR district. Assessment and property taxes would be reduced. What would the impact be for prospective buyers? Property taxes are most expensive on the riverfront and would be adversely affected by the use of MD2. It's use needs to be restrained and limited.

CHAPTER 4 ECONOMIC TRENDS

-47% of Village residents earn less than 50,000 dollars yet Village taxes continue to increase.

-What % of property taxes are from seasonal residents? Are they represented in this plan?

-Hoping for more tourists, you need more parking.

-Industrial wind turbines will destroy the tourists coming to our area. All economic issues should be thoroughly vetted.

CHAPTER 5 NATURAL RESOURCES

-Clarify green infrastructure.

-Migrating bird flyways and industrial wind do not mix. The natural beauty and scenic values of the St. Lawrence River need to be respected and protected. Would wind turbine towers be placed next to the Washington Monument or the Lincoln Memorial? Same principal here. French Creek should be taken and restore it.

-Cluster development may work out well for existing grasslands, but their respective habitats are slowly being diminished through agriculture and development pressure.

-Good water is essential for Clayton's citizens. It is important that everyone understand how fragile are water sources are here.

CHAPTER 6 TRANSPORTATION

-Our roads and highways are critical in keeping our Town going. I hope that they are kept in good shape for everyone's safety. Industrial wind turbine activity and construction tends to destroy local roads by all the heavy equipment and use.

-Agree with walkability, parking behind buildings and sharing driveway entries. There is a need to identify future new roads in the Town of Clayton. For example a new connector road from route 12 to East Line Road. This will help in deciding how large tracts of land will be subdivided and developed. Developers can more clearly see how land can be developed.

CHAPTER 7 COMMUNITY FACILITIES

-Trails, especially those that could be used by snowmobiles and others pursuing recreational activities could help offset the present dependence of seasonal tourism in Clayton.

-If new docks are part of the recreation facilities, what is the long range impact of income versus maintenance to the taxpayer?

CHAPTER 8 PUBLIC INPUT

-The following question may not have been asked on the survey and data key to do market representation----How long have you lived in the Town/Village of Clayton?

CHAPTER 9 RENEWABLE/ALTERNATIVE ENERGY

-The health, safety and welfare of the citizens should be considered before the profit of a couple of large property owners and a foreign-owned wind company.

- Wind: 1. Need to protect endangered birds/bats
- 2. Setbacks setbacks setbacks
- 3. Noise limits for day and night
- 4. Light pollution (open skies)

5. Need a substantial escrow fund to take down the turbines at the end of their lives. Town needs to hold this escrow as these facilities are sold-resold-and sold again. Tax payers cannot be left holding the bag. Faced with the end of pilots and dying turbines, wind companies will walk away (example, Hudson Valley).

6. We have wells outside the Village-protection. Mitigation will be impossible in Karst formations.

7. Property values

8. Fort Drum Aviation/Missile/ Interceptor base. Interferes with training and force readiness. Jobs: 1800 plus jobs at Fort Drum (permanent) vs 3 permanent jobs for industrial wind site.

CHAPTER 10 AGRICULTURE

-The agricultural areas in our town are very valuable and hopefully will be cherished. I am especially pleased with all the 25+ families that have moved into our area. They take abandoned or neglected farms and have turned them into very productive farms. The Amish (contrary to popular belief) pay all their taxes-school and property taxes. They are great additions to our community.

-Stress importance of family farming. Ag district regulations out of date.

CHAPTER 11 LAND USE/LAND COVER

-Wind-very good, no excellent info in the draft document. An article appeared in the "Watertown Daily Times" where Denise, the former Clayton Town assessor is quoted something to the effect that "Before the Wolfe Island turbines were built I didn't think property values would be impacted. But in the three years since, I've seen property values on Tibbets Point decline on the average by 25%.

-The north side of Route 12 should remain primarily residential to maintain scenic vistas of the river. There is ample space for commercial development on the south side of route 12, should more commercial development be needed.

The following comments note some common areas from those who submitted letters:

- ground water supply should be studied and protected, regulate commercial development

- the small town feel of our community is very important

- Amish families have added value to our community

- Great school system and libraries

- need to improve and expand internet access

- Fort Drum as a major employer is appreciated

- this area is a major migratory route for birds

- enjoy the rural lifestyle

- no light pollution

- important to maintain roads and bridges

- appreciate the close knit community