

Developer May Subdivide Isle

By Fred Pierce
Times Staff Writer

A New England real-estate corporation hopes to sell large subdivisions of historic Carleton Island in the Town of Cape Vincent to wealthy individuals seeking privacy in an unspoiled setting, according to officials from Patten Corp., which recently purchased the island for \$828,000.

The corporation's plans for the island are not definite. Company President Michael S. Patten said today that the firm may subdivide the 1,350-acre island into as few as two and as many as 20 lots.

"We think we can sell them," said Mr. Patten of the proposed parcels, each of which would have at least 1,000 feet of shoreline. "It's a unique area in that it's almost totally undeveloped."

The company's plans include placing the 10-acre site of Fort Haldimand in an environmental trust. During the American Revolution, the British bought scalps at Fort Haldimand from Iroquois war parties raiding American farms in the Mohawk Valley. Joseph Brant, the famous chief, visited there.

A 1978 proposal to divide the island into 260 separate tracts was grudgingly approved by the St. Lawrence-Eastern Ontario Commission (SLEOC) on condition the fort be preserved, and a minimum lot size of five acres be maintained.

If Patten Corp.'s lots are indeed greater than five acres, the company will avoid review by the state Health Department, but may be required to undergo a state environmental quality review — which planners call "seeker" (SEQR) — due to the project's sheer magnitude, said Daniel J. Palm, executive director of SLEOC.

The company will not do any construction on the island, said Barbara B. Billings, vice president in charge of sales and marketing, who says the corporation's \$19.2 million in sales last year was ac-

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—Times Special Photo by Beth Jenne

Portent?

Nicole S. Consiglio, 3, daughter of Mr. and Mrs. Joseph S. Consiglio, 25 Hamilton St., Potsdam, enjoys Saturday's warm weather with an ice cream cone. She had to be quick. Sunday it rained, and by this evening temperatures were expected to be down to freezing, with snow possible overnight and Tuesday.



—Times Staff Photo by James S. Ritch

Stones are all that remain of Fort Haldimand on Carleton Island, which a New England firm may subdivide into 20 lots.

Fish Plan Opens Way for Dam on Black

By Lu Feorino
Times Staff Writer

A proposal to protect walleye spawning may have cleared the way for state environmental officials to endorse a large hydroelectric project on the Black River between Felts Mills and Great Bend that has been the focus of discussion, study and negotiation since 1983.

"It appears the project is a go," said Murdock M. Mackenzie, the state Department of Environmental Conservation's (DEC) chief of hydro project review in Albany.

Long Lake Energy Corp., New York City, has been seeking a license

from the Federal Energy Regulatory Commission (FERC) to build a \$58-million hydro project to generate 16,560 kilowatts by creating a large lake between the Route 3 hamlets.

FERC makes the decision on the license after soliciting comments and concerns from various agencies, including DEC.

Proposals made April 11 by Long Lake to encourage fish spawning have settled a major concern by DEC that the impounded water would damage walleye habitat and spawning grounds.

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