

TOWN OF CAPE VINCENT
SPECIAL USE PERMIT APPLICATION

Reference Town of Cape Vincent Zoning Law, Section 5.3 Special Use Permit

Provide all information requested to assure a clear understanding of the proposed project. Attach supplemental information if necessary. Incomplete information may render the application incomplete.

1.Applicant(s) name, address, and telephone number:

Ron Clapp c/o Carleton Villa LLC.
711 N. Broadway, Lantana, FL 33462
(561)385-5675

2. Owner(s) name, address, and telephone number, if not the same as applicant:

Same as Above

3. Zoning District:

Island District

4. Describe the proposed use of the Project:

The Carleton Villa originally built in 1895 is being renovated and restored to be a Bed & Breakfast on the upper floors with a with Restaurant on the first floor. The campgrounds/glamgrounds (cabins and pre-built safari tents) will be on the back portion of the 6.9 acres located between the North and South Bays.

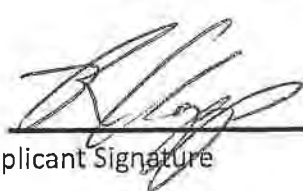
5. Identify applicable requirements for requested Special Use in the Zoning Law (ie. tables and paragraphs):

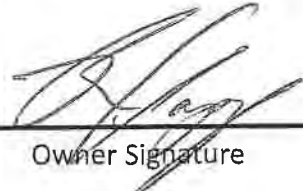
The Town of Cape Vincent has a classification that actually meets all of the types of functions we are looking for this project. The zoning law reads: *Section 7.12 Recreational Resorts: 1. Intent – In order to take maximum advantage of the unique characteristics of this area, a designation of Recreational Resorts is established for campgrounds and RV parks. 2. The term Recreational Resort shall be construed to include all related functions normally associated with transient resorts, such as, but not limited to: a. tent camping sites b. RV camping sites c. seasonal motor homes sites d. Cabins, motel units e. Bathhouse, restroom facilities f. Marinas g. On-site convenient stores h. On-site laundromat i. Swimming pools j. Swimming beaches k. On-site recreation such as golf l. Restaurant*

6. Project Description: (Refer to sample Drawing) Include photographs, if applicable.

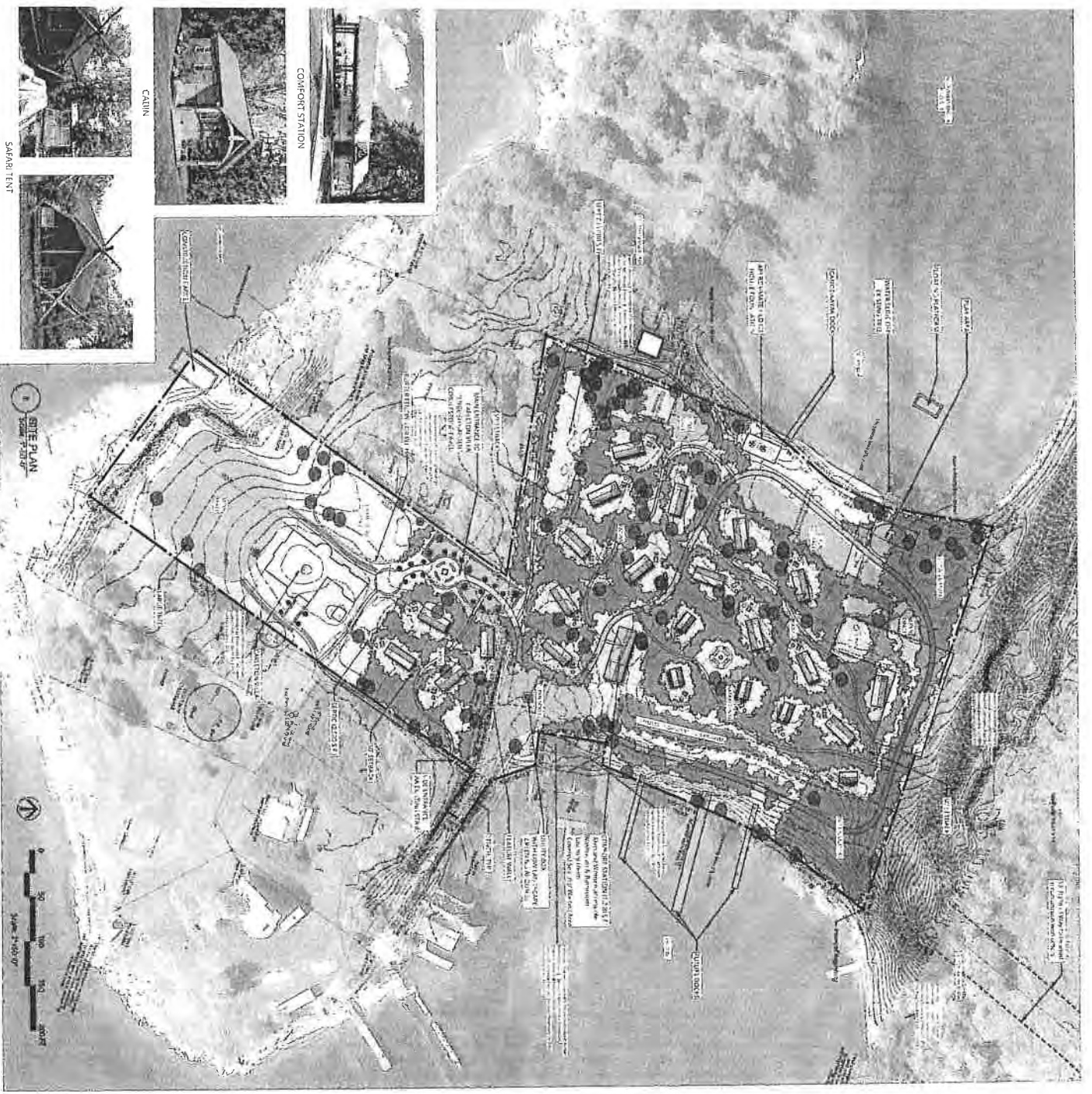
7. Site location: Carleton Island Lot 1

8. Total site area (square feet or acres): 6.9 acres
9. Tax Map Section ^{39.27}~~28.00~~ Block ⁻¹⁶ Lot 1 "The Villa"
10. Describe infrastructure anticipated: (For example, water, sewer, power, roads)
Drilled Well for water, Septic tanks for sewage, and NY Grid for electricity
11. Anticipated construction schedule: Spring 2024 to Summer of 2024 for the Glampgrounds. The Villa restoration likely to be until 2027
12. Current land use and condition of the project site (agricultural, commercial, undeveloped, residential, etc.):
The Carleton Villa has been abandoned for over 90 years
13. Character of surrounding area (residential, agricultural, wetlands, etc.):
Neighbors are primarily season residential and hunting lodges
14. Anticipated number of residents, employees, shoppers, as is applicable:
Estimated occupant load of 150 for Villa's B&B and restaurant. 46 occupants for Glampground
15. Other project information necessary to adequately describe the project and inform the Zoning Enforcement Officer, Zoning Board of Appeals, and Planning Board:
There are hunting lodges currently on the island and in close proximity. Also back in the 1990s or early 2000s there was a restaurant on the head of the island. In addition to those more current items Carleton Island's history states it was formally a bustling area with multiple businesses, a school house, hotel/lodging facilities.


 Applicant Signature


 Owner Signature

10/4/23
 Date



Legend

- Site Boundary
- Major Contour
- Minor Contour
- Essement
- 100' Shoreline buffer
- Existing 50' R.O.W.
- Landscape buffer
- Beach
- 6' wide Cobblestone paved path
- 6' wide mulch/gravel path
- 6' wide mud/gravel path
- Private access path
- Low Landscape or Bush
- Existing Coniferous Trees to remain
- Existing Deciduous Trees to remain
- Point of Interest, Community tree pit with benches

SITE DATA

CABINS	18
18 units x 24' front including 4' front porch	
SAFARI TENTS	5
12' width x 20' long including 5' front porch and a 10' wide x 30' long platform	
TOTAL	23

Total Lot Area: 60.0 Ac
 Total Cabin Floor Area: 11,568 S.F.
 Cabin (18) = 1,400 S.F.
 Safari Tents (5) = 15,000 S.F.
 Carleton Villa = 15,000 S.F.
Total = 24,968 S.F.

NOTE:
 1. Each unit shall have a picnic table, fire pit, grill and solar panel.

Zoning: Lower Town of Cape Vincent
 Section 3-7 (Urban District)

2. Lot requirements:

Lot #	Area (sq. ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)
1	10,000	10	10	10	30	100
2	10,000	10	10	10	30	100
3	10,000	10	10	10	30	100
4	10,000	10	10	10	30	100
5	10,000	10	10	10	30	100
6	10,000	10	10	10	30	100
7	10,000	10	10	10	30	100
8	10,000	10	10	10	30	100
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13	10,000	10	10	10	30	100
14	10,000	10	10	10	30	100
15	10,000	10	10	10	30	100
16	10,000	10	10	10	30	100
17	10,000	10	10	10	30	100
18	10,000	10	10	10	30	100
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24	10,000	10	10	10	30	100
25	10,000	10	10	10	30	100
26	10,000	10	10	10	30	100
27	10,000	10	10	10	30	100
28	10,000	10	10	10	30	100
29	10,000	10	10	10	30	100
30	10,000	10	10	10	30	100

3. All applicable local, county, and state regulations shall be observed.

Carleton Villa
 Carleton Island Rd. 1
 Tax Map Parcel No. 39-27-16 in Town of Cape Vincent
 Carleton Villa, LLC.
 Applicant: Ruth Clapp
 Address: 145 Centre Street, Cape Vincent, NY 13518

LEGEND

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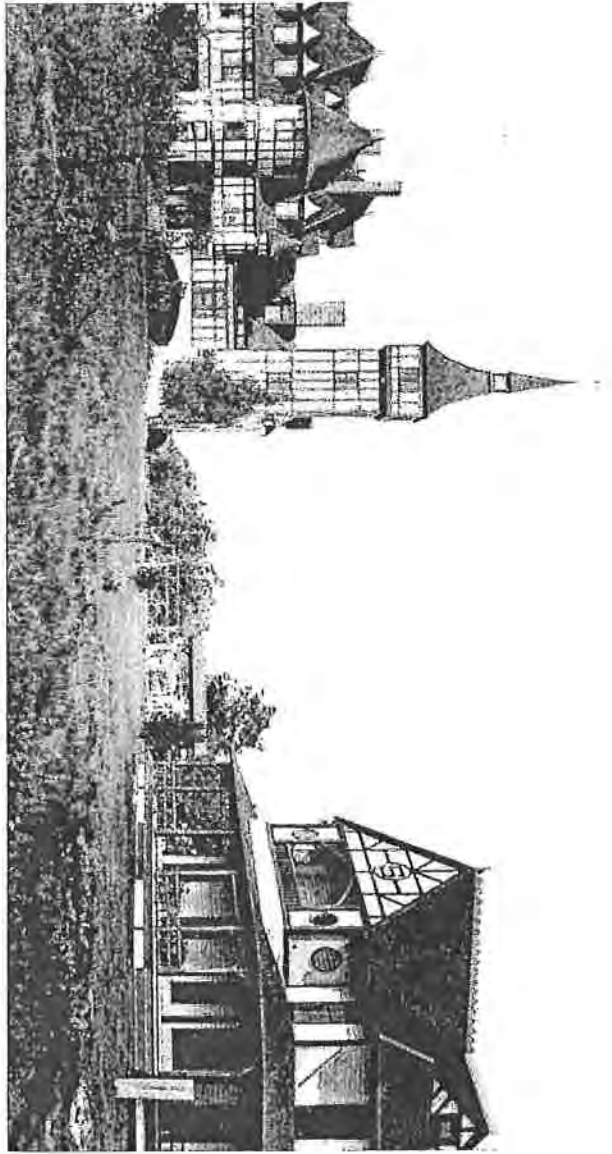
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1908. The Tudor House, 17th Century, near the town of ...