COMFORT STATION

CABIN

Legend

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

SITE DATA:	
CABINS 14' wide x 34' long includes 6' front porch	11
ONSITE MANAGEMENT CABIN 14' wide x 34' long includes 6' front porch	1
TOTAL	12

Total Lot Area= 6.9 Ac.
Open/Green Space Area= 6.63 Ac.
Percentage of Open/Green Space= 96.08%

Total Gross Floor Area:
Comfort Station = 1,200 S.F.
Cabins (12) = 5,712 S.F.
Carleton Villa = 15,000 S.F.
Total = 21,912 S.F.

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

Zoning Law: Town of Cape Vincent

Section 3.7 Islands District
1. Intent:
The Islands District consists of five islands within the boundaries of the Town of Cape Vincent. They include Grenadier, Little Grenadier, Fox, Carleton, and Linda Islands. Carleton and Grenadier Islands have historic areas of interest as confirmed by the New York State Office of Parks, Recreation, and Historic Preservation. As such, land use on or near any area of historic interest will be taken into consideration during the approval process. This district represents the most distinctive land-use zone within the Town. Residents of the Islands District have a unique property and living arrangement; one that is both unconventional and independent. Residents do not want or need elaborate infrastructure development. The land-use plan for this District is focused principally on encouraging quality residential development with some capacity for limited, controlled commercial development, for example, restaurant, hotel, bed and breakfast.

2. Lot Requirements:

Table 7	Area Minimum	Frontage Minimum	Setbacks Minimum			Height Maximum
Use			Front	Side	Rear	
Permitted	Five (5) Acres	300'	200'	50'	50'	35'
Special Use Permit	Five (5) Acres	300'	200'	50'	50'	35'

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 home sites
d. Cabins, motel units
e. Bathhouse, restroom facilities
f. Marinas
g. On-site convenience stores
h. On-site laundromat
i. Swimming pools
j. Swimming beaches
k. On-site recreation such as golf
l. Restaurant

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

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NOTES
Do not scale drawings. Request verification of dimensions as required.

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FOR INFORMATION ONLY.
NOT FOR CONSTRUCTION.

No.	Date	Issue Notes

No.	Date	Revisions Notes

PROJECT TITLE:
CARLETON VILLA

PROJECT ADDRESS:
Carleton Island Rd. 1
Tax Map Parcel No. 39.27-1-16 in Town of Cape Vincent

CLIENT:
Carleton Villa, LLC.

Applicant: Ron Clapp
Address: 146 Centre Street, Cape Vincent, NY 13618

SUB-CONSULTANT

SHEET TITLE:
SITE PLAN

DRAWN BY: NS
REVIEWED BY: MS
DATE: 11.25.2024
PROJECT ID: 23-072
SCALE: AS NOTED
PAPER SIZE: 36"x24"
SHEET #:
L103