

May 9, 2024

**VIA FIRST CLASS MAIL**

Town Board  
Town of Cape Vincent  
1964 NYS Route 12E  
Cape Vincent, NY 13618

Re: *Application of Carleton Villa, LLC*  
*Tax Map Section 39.27; Carleton Island Lot 1*

Dear Members of the Town Board:

We represent the Friends of Carleton Island and submit this letter in connection with the application of Ron Clapp (the "Applicant") to construct a "glamping resort" consisting of a hotel, restaurant, and cabins (the "Project") on a 6.9 acre lot (the "Property") located on Carleton Island. The Project, if approved by the Town of Cape Vincent Planning Board, will introduce a high intensity commercial use to Carleton Island, an area which has historically and predominantly been utilized for seasonal residential purposes. At present, the Town of Cape Vincent (the "Town") lacks sufficient fire protection and emergency medical service infrastructure to accommodate a major commercial use on Carleton Island.

Because no road connection exists between Carleton Island and the mainland, fire protection and emergency medical services must be provided to the island by boat. As a result, residents of Carleton Island generally rely upon private watercraft to transport members of the Town's volunteer fire department to the island. Occasionally, the Town of Clayton fire department is also able to provide additional support with its fire boat.

While these emergency services have been adequate to meet the needs of the seasonal residents of Carleton Island thus far, the Project will dramatically increase the demand for fire protection and emergency medical services on the island far beyond the Town's current capacity. As a result, the Town will be required to invest significant resources in additional emergency services infrastructure if the Project is approved. The Town of Clayton recently estimated that the cost to replace its fire boat would exceed \$1 million. Factoring in the costs of training and equipping the additional personnel that would be needed to operate a fire boat, the Project will likely require a multimillion-dollar investment by the Town in additional emergency service infrastructure.

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We urge the Town Board to evaluate the fiscal impacts of the additional Town resources that the Project will require if approved by the Planning Board.

Sincerely,

BOND, SCHOENECK & KING, PLLC

A handwritten signature in blue ink, appearing to read "Brody D. Smith".

Brody D. Smith  
BDS/ntk