

June 7, 2024

Town of Cape Vincent  
Attn: Frank Giaquinto, Planning Board Chairman  
1964 NYS Route 12E  
Cape Vincent, New York 13618

Re: **Responses to 05/08/2024 B&L Site Plan Application Review Comments  
Carleton Villa Restoration (A&C Project #2023-101)  
Carleton Island Road 1, Cape Vincent, NY 13618**

Dear Mr. Giaquinto:

This letter provides a summary of response/clarifications to comments made by Barton and Loguidice May 8, 2024 Site Plan Application Review Letter, for the above noted project. There were twenty-five (25) items outlined by the Barton and Loguidice site plan review letter. Response and clarification of these items are as follows:

**Full EAF:**

1. Section A – Please provide more detail in the description of the proposed project. Additional information should include, but is not limited to, utility installations/needs, proposed dock lengths, proposed structure dimensions, number of rooms proposed in the Villa, size of the proposed restaurant, and description of site improvements (i.e., roads, pathways, beach expansion, etc.). It is recommended that work proposed for Phase 1 be clearly delineated from Phase 2 work in the description.  
**Response:** *Full EAF has been revised with additional description of the proposed project. This is the “Brief” description as the form requests. Further details is within A-E of the EAF, within the ZBA and Special Use Permit Applications provided in January and February 2024, and illustrated on the 1/25/2024 Conceptual Site Plan.*
2. Section B – Please remove Jefferson County Planning from the table. In their letter to the Town, dated April 1, 2024, it was confirmed that the proposed project is not required to be reviewed by Jefferson County Planning.  
**Response:** *Full EAF has been revised to not list Jefferson County Planning review.*
3. Question C.4.b, Existing Community Services – The NYS Police Troop D also would serve this project site.  
**Response:** *Full EAF has been revised to list NYS Police Troop D.*
4. Question C.4.d, Existing Community Services – Burnham Point State Park also serves this project site.  
**AC Response:** *Full EAF has been revised to list Burnham Point State Park.*
5. Question D.1.b.b, Acreage of Disturbance – Please confirm that the total acreage of physical disturbance includes temporary and permanent ground disturbances. Please update the site plan to include limits of disturbance.  
**Response:** *The Full EAF has been revised to 2.0 total acreages which includes recent disturbances during brush clearing.*
6. Question D.1.g.iii, Building Space Heated/Cooled – Please include the Carleton Villa square footage if the Villa is not currently heated/cooled.



NYS WBE/DBE Certified  
SBA Woman Owned  
Small Business (WOSB)

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Land Surveyor

**Response:** Full EAF has been revised to show additional square footage for the Carleton Villa to be heated/cooled, resulting in an additional 17,000 square feet.

7. Question D.1.h, Impoundment of Liquids – Please confirm the stormwater management practices (i.e., basins, ponds, etc.) that will be proposed for treatment of stormwater runoff from new impervious areas. If any of these will result in the impoundment of stormwater, please revise answer accordingly. Please provide the Stormwater Pollution Prevention Plan (SWPPP) to the Town for review.

**Response:** No impoundments are proposed that would meet the context of D.1.h. Stormwater management is addressed within D.2.e.

8. Question D.2.b, Wetlands - Please provide documentation that a wetland delineation was completed for the site.

**Response:** NYSDEC Environmental Resource Mapper and US Fish and Wildlife Wetlands mapper indicate no state or federal wetlands present within the project site. The St. Lawrence Riverine Habitat is adjacent to the project site. No wetlands delineation has been conducted nor is one required in accordance with the NYSDEC EAF Workbook. State wetland and federal wetland maps are attached to the revised Full EAF.

9. Question D.2.b.iv, Aquatic Vegetation – Please confirm if proposed beach expansion and/or dock installations will cause or result in the destruction or removal of aquatic vegetation. Aerials appear to show shallow aquatic vegetation in these work areas. Revise answer accordingly.

**Response:** Dock and beach improvement would be conducted in accordance with Army Corp of Engineers permitting requirements. No, aquatic vegetation removal is anticipated at this point in time.

10. Question D.2.b.v, Reclamation/Mitigation – Please provide a response to this question.

**Response:** Reclamation / Mitigation are not anticipated permit requirements based upon the activities proposed. Therefore, there's nothing to describe, and line is blank.

11. Questions D.2.c & D.2.d, Water/Sewer Demand – Please confirm the total anticipated water usage/demand per day and sanitary wastewater generation. Calculations should be provided for proposed design flows and discharge volumes.

**Response:** Full EAF has been revised to indicated the anticipated water usage/sanitary wastewater generation value of 4,060 gpd.  $(15 \text{ hotel rooms} \times 110 \text{ gpd/room}) + (50 \text{ seated restaurant} \times 35 \text{ gpd/seat}) + (12 \text{ cabins} \times 55 \text{ gpd/unsewered site}) = 4,060 \text{ gpd}$

12. Question D.2.c.v, Water Supply – Are there any existing wells on site that will be utilized for the proposed project? If so, please label location(s) on the Site Plan.

**Response:** No existing wells located on site will be utilized for the proposed project.

13. Question D.2.e, Impervious Cover – Please confirm that the proposed acreage of impervious cover includes all new buildings and impervious paths (i.e., gravel, stone).

**Response:** Full EAF has been revised to include impervious area resulting from gravel/stone paths, resulting in a value of 32,500 square feet or 0.75 acres of impervious surface. A decision regarding the use of permeable vs impervious paths has not yet been made.

14. Question D.2.j, Traffic – Given that the project location currently has no traffic dedicated to the parcel, it seems reasonable to evaluate the new traffic demand generated by the project. This is assumed to be by boat, and should include consideration for guest transport, restaurant patrons, and transport for supplies/goods and solid waste disposal. Vehicular parking for guests on the mainland should also be considered in this response.

**Response:** *According to the NYS DEC Full EAF Workbook, the project will generate fewer than 100 peak hour vehicle trips per hour, therefore, will not result in any significant increases in traffic. Vehicular parking available for guests from the mainland includes the Cape Vincent Boat Ramp, various marinas and private docks along the shoreline, and various state parks along the shoreline. Construction Barge access is indicated on the plans located on the SW shoreline for supplies/goods and solid waste disposal. Future docking for boater access is depicted within South Bay*

15. Question D.2.m & D.2.n – It is understood that the clearing of vegetation will be minimized, but the removal of any vegetation will alter the existing natural barriers that are in place to shield light and provide visual and noise screening. Targeting locations for additional plantings will be warranted.

**Response:** *Acknowledged. The intent is to maintain healthy trees and vegetation where appropriate. Dead vegetation, invasive brush and plants will be removed. Native vegetation growth will be promoted in conjunction with the planting of appropriate vegetation for the site.*

16. Question D.2.r – Solid waste generation from construction is noted for a duration of 6 months. Earlier, construction is indicated to encompass two Phases and span more than three years. Dumpster/waste storage/recycling location is not identified on Site Plan. How will recyclables and solid waste materials be brought to the noted disposal facilities? Question E.1.b, Land Uses and Cover types on the Project Site – The site appears to include forested cover. Please confirm the design of the “permeable walking paths”

**Response:** *Construction activities intended to be performed on a seasonal basis, roughly 6-month intervals. Construction zone is indicated on plans for contractor to maintain an onsite dumpster for recyclables and solid waste materials. Operational waste storage will be enclosed at the comfort station and the Villa. The site is not “forested”. The location of trees are indicated on the survey / site plan. The majority of the brush vegetation is invasive honeysuckle brush, mostly Morrow’s honeysuckle, designated as invasive in NYS. The use of permeable paths remains under design consideration.*

17. Question E.2.e – Drainage status of project site soils appears to be about 60% moderately well drained and 40% well drained (based on USDA NRCS Web Soil Survey information). Confirm percentages shown and adjust accordingly.

**Response:** *No. The values provided are based upon NRCS Web Soil Survey mapping as 1.6 acres Rated Soil A, 1.0 acres Rated Soil C, and 4.7 acres Rated Soil D. Soil A is well drained, 22%. Soils C and D are poorly drained, 78%. From test holes and percolation testing, the soils present contain a larger area of sand than indicated on the mapping.*

18. Question E.2.i & E.2.j & E.2.k – The Full EAF Clarification Summary Report states that shoreline portions of the project site are located within the 100-year floodplain, but the majority of the site is within Zone C. Yet, a “yes” response is indicated for 100-year floodplain, 500-year floodplain, and designated floodway. Confirm and adjust as necessary on the EAF.

**Response:** Responses are correct as yes. The questions as “Is the project site in...”, not are portions of the site in or not in the floodplains. Dock, beach and shoreline portions of the project site are in the floodplain.

### **Additional Information and Anticipated Permits/Coordination**

1. The Applicant should provide evidence from service providers that adequate service/capacity can be provided to the expanded site (i.e., gas, telecommunications, power). Connection locations and proposed modifications should be indicated on the Site Plan.

**Response:** Acknowledged. Site Plan is currently in the conceptual phase. Design of utility connections and capacities required are ongoing. Electrical engineer to be on site 05/23/2024 to inspect and further develop the electrical connection locations and need for proposed project. This is a design element that occurs long after local Site Plan approval.

2. Provide documentation that a wetland delineation was completed for the project and confirm regulatory permit needs from the ACOE/NYSDEC, if any.

**Response:** NYSDEC Environmental Resource Mapper and US Fish and Wildlife Wetlands Mapper indicate no state or federal wetlands are present within the project site. No wetlands delineation has been conducted nor is one required. The need for future permit submissions has been appropriately notated on the EAF Part I.B Permit applications will be pursued as necessary following local Site Plan approval.

3. Provide a letter from the Cape Vincent Fire Department acknowledging receipt of the Site Plan and verifying approval of proposed access for fire and emergency vehicles.

**Response:** Acknowledged. Will contact Cape Vincent Fire Department to discuss site plan. Access is handled no differently than that of any of the existing island structures, including the existing Villa. We are unaware that the volunteer Fire Department has ever been asked to issue any such letter. Nor are we aware of the contractual relationship the Village has with the Fire Department, nor the Fire Department personnel's expertise to be able to appropriately respond to such a request. This seems to be an element that the Planning Board should be discussing with appropriate “Village” staff.

4. Written documentation from the New York State Historic Preservation Office (SHPO) as evidence of their review of the subject property and determination of effect (e.g., letter of “No Effect”, letter of “No Adverse Effect”).

**Response:** Written documentation from SHPO is attached. SHPO has stated that the project is in an archaeologically sensitive area, therefore, Phase IA Review (Literature Search and Sensitivity Assessment) and Phase IB Review (Subsurface Archaeological Testing) are warranted. Phase IA & IB research activities will commence following indications that local project approvals are forthcoming.

5. Provide an Official Species List and applicable Determination Key Consistency Letters from the USFWS website. Provide a response from the NYSDEC related to records of state-protected species at and near the project site.

**Response:** The US Fish and Wildlife Service Official Species List is attached. An RFI was submitted to NYSDEC on 03/12/2024 requesting possible existence of all threatened or endangered species within the project site, including the Indiana Bat and Bald Eagle mentioned in the Full EAF. The RFI letter is attached. DEC provided a correspondence letter back

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*stating the project has no concern with impacts to the Bald Eagle species. DEC correspondence letter also states that the applicant can voluntarily conduct tree cutting/removal for the project during the November 1 – March 31 time period to minimize impacts to endangered species. The US Department of the Interior Determination Key for the Northern Long-eared Bat is attached. The service did not advise within 15 days of the date of the letter, therefore, the action is not likely to result in unauthorized take of the northern long-eared bat.*

6. Local and State Permits, as required, including approval of the proposed sanitary and water systems from the NYS Department of Environmental Conservation and Dept. of Health.  
**Response:** *Acknowledged. The need for these permits were noted within Part 1 B. Sanitary sewer and water system design and permit submissions to the NYS DEC and/or NYS DOH would not occur until after local approvals are obtained.*
  
7. Federal Permits, as required.  
**Response:** *Acknowledged. The need for these permits were noted within Part 1 B. Permit submissions would not occur until after local approvals are obtained.*

We anticipate that these responses and clarifications will enable the Planning Board to complete SEQR review at the June 12, 2024 meeting. If there are any questions, please feel free to contact our office at your earliest convenience.

Sincerely,  
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Matthew R. Morgia, PE  
Civil Engineer

Cc: Ron Clapp – Owner  
Brian Jones – Architect

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Carleton Villa		
Project Location (describe, and attach a general location map): TMD: 39.27-1-16 Carleton Island Rd 1 Lot No. 1 "The Villa"		
Brief Description of Proposed Action (include purpose or need): The proposed use of the project is a Recreational Resort consisting of a 15 room hotel and restaurant, twelve (12) cabins, four (4) uncovered docks, and a comfort station. The Carleton Villa will be renovated for the hotel and restaurant. Each of the +/-400 sf cabin units will have a picnic table, fire pit, grill and a solar panel. Future docks are proposed within South Bay for guest access, with a canoe/kayak dock proposed within North Bay. A comfort station will provide bathroom, showers and related services to the cabins. Phase One of the proposed project would include construction of the cabins and supporting infrastructure. Future phases would include dock construction and further infrastructure improvements. Villa renovations are anticipated to take the longest and be the last phase to be completed.		
Name of Applicant/Sponsor: Ron Clapp c/o Carleton Villa LLC.		Telephone: 561-385-5675
		E-Mail: RC@CarletonVilla.com
Address: 711 N Broadway		
City/PO: Lantana	State: FL	Zip Code: 33462
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Cape Vincent Planning Board - Site Plan	10/2023
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Cape Vincent Zoning Board - Special Use Permit & Variance	10/2023
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC / NYSDOS / NYSOGS - Joint Permit NYSDOH - Campground and Water Supply Permit	06/2024 06/2024
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corps of Engineers - Joint Permit	06/2024
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Islands District
- b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No
- c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

- a. In what school district is the project site located? Thousand Islands Central School District
- b. What police or other public protection forces serve the project site?  
Jefferson County Sheriff, NYS Police Troop D
- c. Which fire protection and emergency medical services serve the project site?  
Cape Vincent Volunteer Fire Department, Cape Vincent Ambulance Squad Inc.
- d. What parks serve the project site?  
East End Waterfront Park / Boat Ramp, Burnham Point State Park

**D. Project Details**

**D.1. Proposed and Potential Development**

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial ~ Hotel, Restaurant and Camping (Glamping) Cabins
- b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 6.9 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 2.0 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 6.9 acres
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_
- e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_ 2  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ 6 month 2024 year  
• Anticipated completion date of final phase \_\_\_\_\_ 10 month 2027 year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

Phase 1 ~ Some Cabins and infrastructure could start summer of 2024, with completion hopefully in summer of 2025. Phase 2 ~ Restoration of Villa could start in summer of 2024 and likely finish in 3 to 5 years.



f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 13

ii. Dimensions (in feet) of largest proposed structure: 15 height; 20 width; and 60 length

iii. Approximate extent of building space to be heated or cooled: 18,676 (seasonal) square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): St Lawrence River

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
Construction of four (4) future docks, 9,000 sf beach expansion along the northwest shoreline (North Bay), and associated swimming platform

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*iii.* Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: Installation of dock support columns

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

*v.* Describe any proposed reclamation/mitigation following disturbance: Erosion and Sediment control plan intended to minimize disturbance to aquatic vegetation during construction of dock support columns. Potential re-vegetation practices to be proposed if significant disturbance is caused.

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*c.* Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

*i.* Total anticipated water usage/demand per day: \_\_\_\_\_ 4,060 gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

*iii.* Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
Private well(s)

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ 30 gallons/minute.

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*d.* Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ 4,060 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary wastewater

*iii.* Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
On-site wastewater treatment via subsurface absorption trenches.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
N/A

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e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
32,500 Square feet or 0.75 acres (impervious surface)  
300,564 Square feet or 6.9 acres (parcel size)  
 ii. Describe types of new point sources. Cabin roofs, comfort station roof, and impervious paths (gravel/stone)

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Surface water runoff to on-site treatment and discharge via surface runoff and infiltration via green infrastructure.

• If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
St Lawrence River

• Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
Construction equipment exhaust (excavator, skid steer, dump truck)  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
None anticipated  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
None anticipated

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g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:
 

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
180,000 kw

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
National Grid, on-site solar panels

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 4 PM _____</li> <li>• Saturday: _____ None Anticipated _____</li> <li>• Sunday: _____ None Anticipated _____</li> <li>• Holidays: _____ None Anticipated _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 hour hotel/campground _____</li> <li>• Saturday: _____ 24 hour hotel/campground _____</li> <li>• Sunday: _____ 24 hour hotel/campground _____</li> <li>• Holidays: _____ 24 hour hotel/campground _____</li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Construction operations and delivery barge. Primarily during daylight hours of operations.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: The intent is to maintain existing natural barriers such as wooded area and brush to the furthest extent possible and minimize clearing. Additional landscape buffers will also be provided.

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Solar powered building mounted cut-off fixtures on all cabins and comfort station (12' high). Building mounted fixtures on Villa at entrances.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: The intent is to maintain existing natural barriers such and wooded area and brush to the furthest extent possible and minimize clearing. Additional landscape buffers will also be provided.

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
Possible odors from restaurant operations, particularly during breakfast, lunch, and dinner.

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
Possible herbicide use during initial seeding and grass vegetation establishment.

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ 1 tons per \_\_\_\_\_ 6 months (unit of time)
- Operation : \_\_\_\_\_ 3 tons per \_\_\_\_\_ 1 year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling
- Operation: Recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Dumpster/Rodman Regional Waste Materials Management Facility
- Operation: Dumpster/Cape Vincent Transfer Site/Rodman Regional Waste Materials Management Facility

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): Seasonal residential properties  
 ii. If mix of uses, generally describe:  
Seasonal residential properties are located to the east and west, shoreline along the St Lawrence River is located south, east, and north of the property, and undeveloped wooded/brush area is located to the north.

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.11	0.27	+0.16
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.84	6.37	-0.47
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Permeable walking paths</u>		0.31	+0.31

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 2.5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ 5 %

c. Predominant soil type(s) present on project site:

Clay Loam	_____	_____	75 %
Silt Loam	_____	_____	15 %
Sand	_____	_____	10 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 2 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 22 % of site  
 Moderately Well Drained: \_\_\_\_\_ 0 % of site  
 Poorly Drained \_\_\_\_\_ 78 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 95 % of site  
 10-15%: \_\_\_\_\_ 0 % of site  
 15% or greater: \_\_\_\_\_ 5 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters Approximate Size 41,584 acres
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_



<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White-Tailed Deer</td> <td style="width: 33%; border-bottom: 1px solid black;">Eastern Cottontail Rabbit</td> <td style="width: 33%; border-bottom: 1px solid black;">Canada Goose</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Mallard Duck</td> <td style="border-bottom: 1px solid black;">Common Goldeneye</td> <td style="border-bottom: 1px solid black;">Mergansers</td> </tr> </table>			White-Tailed Deer	Eastern Cottontail Rabbit	Canada Goose	Mallard Duck	Common Goldeneye	Mergansers
White-Tailed Deer	Eastern Cottontail Rabbit	Canada Goose						
Mallard Duck	Common Goldeneye	Mergansers						
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>								
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Indiana Bat, Bald Eagle</p>								
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>								
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>Hunting regulations dictate required separation distances from occupied structures. Project will have no impact on trapping, fishing, or shell fishing _____</p>								
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>								
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>								
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>								
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>								
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>								

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: Eligible property: Carleton Villa aka Wyckoff Castle, Eligible property: Hickory Point Club Cottages (3)	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Great Lakes Seaway Trail</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u>	
<i>iii.</i> Distance between project and resource: _____ 1 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ron Clapp Date \_\_\_\_\_

Signature \_\_\_\_\_ Title Owner

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Eligible property: Caneidh Villa aka Wyckoff Castle, Eligible property: Mercury Point Club Cottages (3)

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

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g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

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h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: Great Lakes Seaway Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Byway

iii. Distance between project and resource: \_\_\_\_\_ 1 miles.

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i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

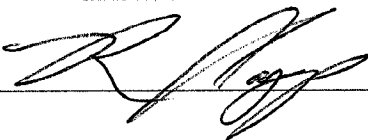
Attach any additional information which may be needed to clarify your project.

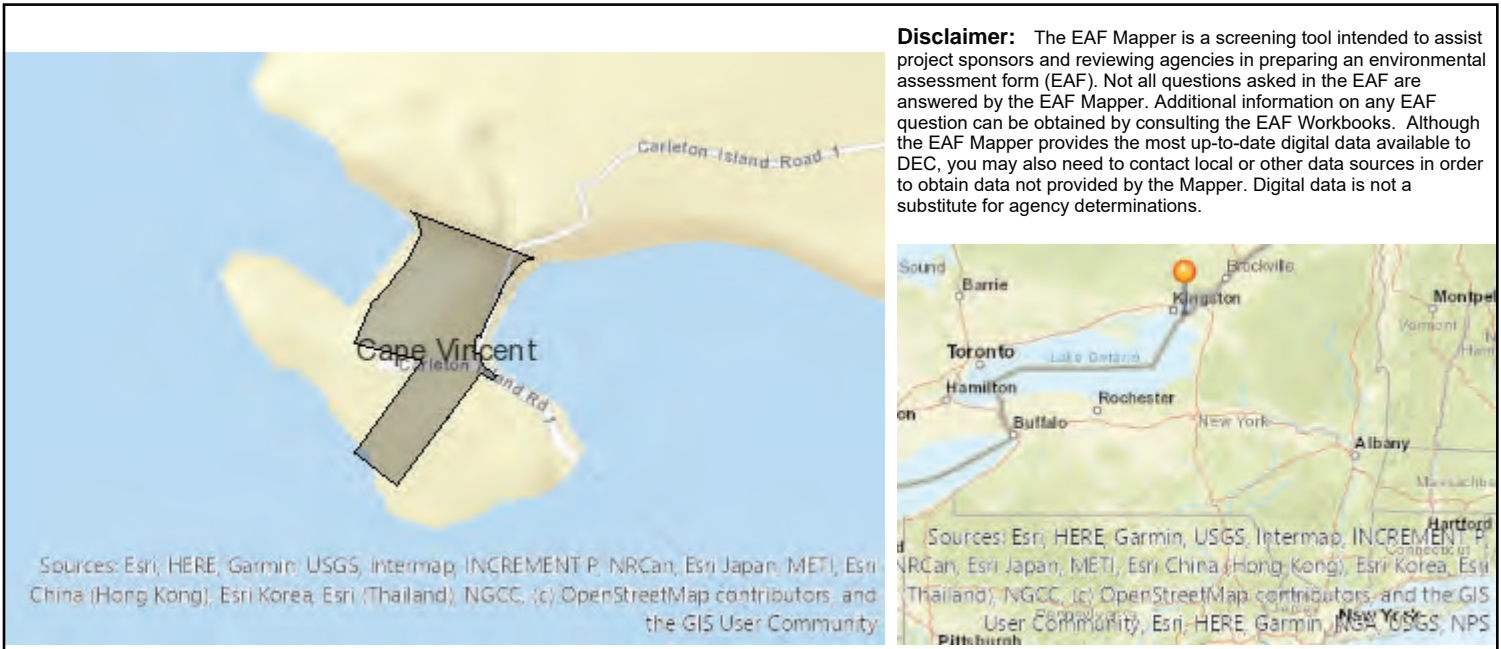
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ron Clapp Date 6/7/24

Signature  Title Owner \_\_\_\_\_



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Carleton Villa aka Wyckoff Castle, Eligible property:Hickory Point Club Cottages (3)
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

## FULL EAF CLARIFICATION SUMMARY REPORT:

The following are clarification responses to questions that are answered automatically on the Full EAF by the EAF mapper based upon limited digital mapping information that is available.

- *Question B.i.i., Coastal Area*, is automatically answered yes due to the project site located adjacent to the coastal waters and adjacent shorelands as defined in New York State [Executive Law, Article 42, Section 911](#). Specifically: Lakes Erie and Ontario, the St. Lawrence and Niagara River, the Hudson River south of the federal dam at Troy, the East River, the Harlem River, the Kill von Kull and Arthur Kill, Long Island sound and the Atlantic Ocean, and their connecting water bodies, bays, harbors, shallows and marshes.
- *Question B.i.ii, Is the project located in a community with an approved Local Waterfront Revitalization Program?* The DOS maintains a list of all NYS [communities with an approved LWRP](#) on their website. The website was reviewed and the Town of Cape Vincent is not on the list of communities that has a LWRP.
- *Question B.i.iii, Is the project site within a Coastal Erosion Hazard Area?* The only Coastal Erosion Hazard Area in Jefferson County is in the Town of Ellisburg.
- *Question C.2.b., Is the proposed action within any local or regional special planning district.* The project site does not appear to be in a Brownfield redevelopment plan, Habitat protection plan, Transportation Corridor Plan, Local Waterfront Revitalization Plan (LWRP), Harbor Management Plan, Regional or Local Coastal Management Plan, Watershed Protection Plan, Statewide Area of Scenic Significance, Historic District, Aquifer Protection Area or Critical Environmental Area.
- *Question E.1.h., Potential Contamination History.* A search for both spills and remediation efforts through the NYSDEC [Environmental Remediation Databases](#) website was completed with the result of no instances on the project site.
- *Question E.2.g., Unique Geologic Features.* Automatically answered no as the project site does not contain unique geologic features identified through the NYS Unique Geologic Landforms project and was not shown on the NYSDEC Environmental Resource Mapper Online tool.
- *Question E.2.h., Surface Water Features including waterbodies and/or wetlands.* These questions were automatically answered yes due to the project site being along the St. Lawrence River and within 500' of the project site. Refer to attached state and federal



NYS WBE/DBE Certified  
SBA Woman Owned  
Small Business (WOSB)

[aubertinecurrier.com](http://aubertinecurrier.com)

522 Bradley Street  
Watertown, New York 13601

Phone: 315.782.2005  
Fax: 315.782.1472

**Managing Partner**  
Annette M. Mason, P.E.  
Structural Engineer

**Partners**  
Brian A. Jones, AIA.,  
LEED AP BD+C  
Architect

Matthew R. Morgia, P.E.  
Civil Engineer

Jayson J. Jones, P.L.S.  
Land Surveyor

wetlands map from the NYSDEC Environmental Resource Mapper and US Fish and Wildlife Wetlands Mapper respectively.

- *Question E.2.i., Is the project located within a designated floodway, 100-year floodplain or 500-year floodplain?* Flood maps and other flood related information were reviewed through the [FEMA Map Service Center](#). The bulk of the project location is in Zone C meaning it is outside the 500 year floodplain. The work along the shoreline and docks are located within Zone A meaning areas within the 100 year flood plain.
- *Question E.2.i., Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?* The question was automatically answered no as the project site is not located over, or immediately adjoining, a primary, principal or sole source aquifer based upon the USGS Unconsolidated Aquifers of Upstate New York website.
- *Question E.2.n., Does the project site contain a designated significant natural community?* The question was automatically answered no as it does not contain a designated significant natural community based upon the NYSDEC Environmental Resource Mapper or the NY Natural Heritage.
- *Question E.2.o., Does the project site contain any endangered or threatened species or habitats.* These questions were automatically answered yes due to the reported presence of the Indiana Bat and Bald Eagle within the project area. A letter will be sent to the NYSDEC requesting further information on the matter. A submission will also be made to US Fish and Wildlife requesting official species list and applicable determination key consistency letters outlining proposed effect determinations for any impacted species. All correspondence with the NYSDEC and US Fish and Wildlife will be forwarded to the Town.
- *Question E.2.p., Does the project site contain any plants or animal listed as rare or of special concern.* These questions were automatically answered no from the NYSDEC Environmental Resource Mapper Online tool. The NYSDEC environmental resource mapper does indicate the project location is within the vicinity of animals and bats listed as endangered or threatened and significant waterfowl winter concentration area. A letter will be sent to the NYSDEC requesting further information on the matter. All correspondence with the NYSDEC will be forwarded to the Town.
- *Question E.3.a., Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?* This question was automatically answered no as the project is not located within an agricultural district.
- *Question E.3.c., Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?* This question was automatically answered no as the project does not contain a national natural landmark based upon the National Natural Landmark Sits page for NYS.

**NYS WBE/DBE Certified**

**SBA Woman Owned Small Business (WOSB)**



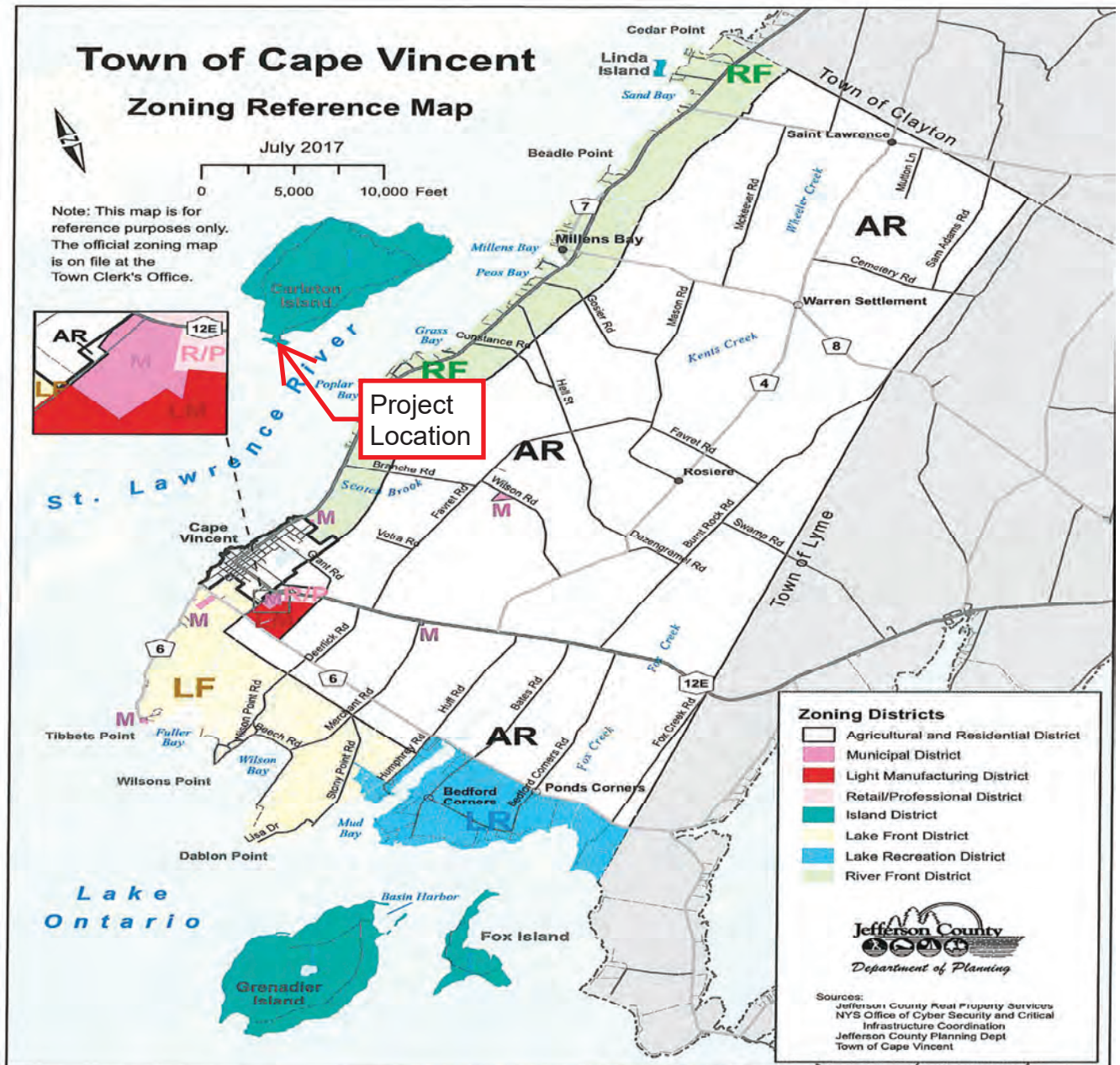
- *Question E.3.d., Does the project site or any portion of the site located in or adjacent to a state listed Critical Environmental Area?* This question was automatically answered no from the NYSDEC EAF Mapper Online tool. There are no Critical Environmental Areas listed in Jefferson County on the NYSDEC websites.
- *Question E.3.e., Does the project site contain or is substantially contiguous a listing on the NYS Board of Historic Preservation or the State or Natural Register of Historic Places?* This question was automatically answered yes from the NYSDEC EAF Mapper Online tool. The Carlton Villa aka Wyckoff Castle and Hickory Point Club Cottages are both listed as eligible properties. A submission will be made to the OPRHP [Cultural Resource Information System \(CRIS\)](#) portal. All correspondence from OPRHP and SHPO will be forwarded to the Town.
- *Question E.3.f., Does the project site or any portion of the site located in or adjacent to an area designated as sensitive for archeological sites on the NY State Historic preservation inventory?* This question was automatically answered yes from the NYSDEC EAF Mapper Online tool. A submission will be made to the OPRHP [Cultural Resource Information System \(CRIS\)](#) portal. All correspondence from OPRHP and SHPO will be forwarded to the Town.
- *Question E.3.i., Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666??* This question was automatically answered no from the NYSDEC EAF Mapper Online tool. The St Lawrence River is not included on NYS list of designated wild, scenic, and recreational rivers.



# Town of Cape Vincent Zoning Law 1989

- Amended 1991
- Amended 1993
- Amended 1998
- Amended 2012
- Amended 2014

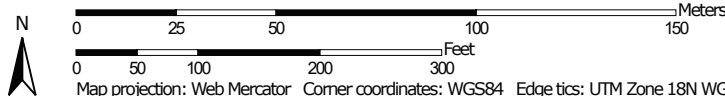
Local Law No. 3, December 19, 2019



Hydrologic Soil Group—Jefferson County, New York  
(Carlton Villa)



Map Scale: 1:1,890 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, New York  
 Survey Area Data: Version 23, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2020—Nov 5, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BfF	Benson channery silt loam, very rocky, 25 to 50 percent slopes	D	0.0	0.5%
BgB	Benson-Galoo complex, very rocky, 0 to 8 percent slopes	D	1.2	16.3%
CoB	Collamer silt loam, bedrock substratum, 3 to 8 percent slopes	C/D	1.0	13.7%
Ub	Udorthents, smoothed	A	0.9	12.3%
WnB	Wilpoint silty clay loam, 3 to 8 percent slopes	D	3.5	46.4%
WoB	Windsor loamy fine sand, 0 to 8 percent slopes	A	0.7	9.2%
<b>Totals for Area of Interest</b>			<b>7.6</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition





*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



February 27, 2024

**Wetlands**

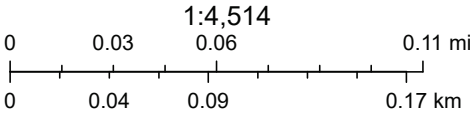
- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# Carlton Villa - State Wetlands Map



February 27, 2024



New York State, Maxar, Esri, HERE, Garmin, IPC, NRCAN

NYS Department of Environmental Conservation  
Not a legal document

# Environmental Resource Mapper



The coordinates of the point you clicked on are:

**UTM 18**

**Easting:** 395387.23349968484

**Northing:** 4891384.056804943

**Longitude/Latitude**

**Longitude:** -76.30852045068855

**Latitude:** 44.16818113332337

**The approximate address of the point you clicked on is:**  
3158 Carleton Island Rd 3, Cape Vincent, New York, 13618

**County:** Jefferson

**Town:** Cape Vincent

**USGS Quad:** CAPE VINCENT NORTH

## [Rare Plants and Rare Animals](#)

**This location is in the vicinity of** Animals Listed as Endangered or Threatened - Contact NYSDEC Regional Office

**This location is in the vicinity of** Bats Listed as Endangered or Threatened -- Contact NYSDEC Regional Office

**This location is in the vicinity of** Significant Waterfowl Winter Concentration Area -- Contact NYSDEC

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

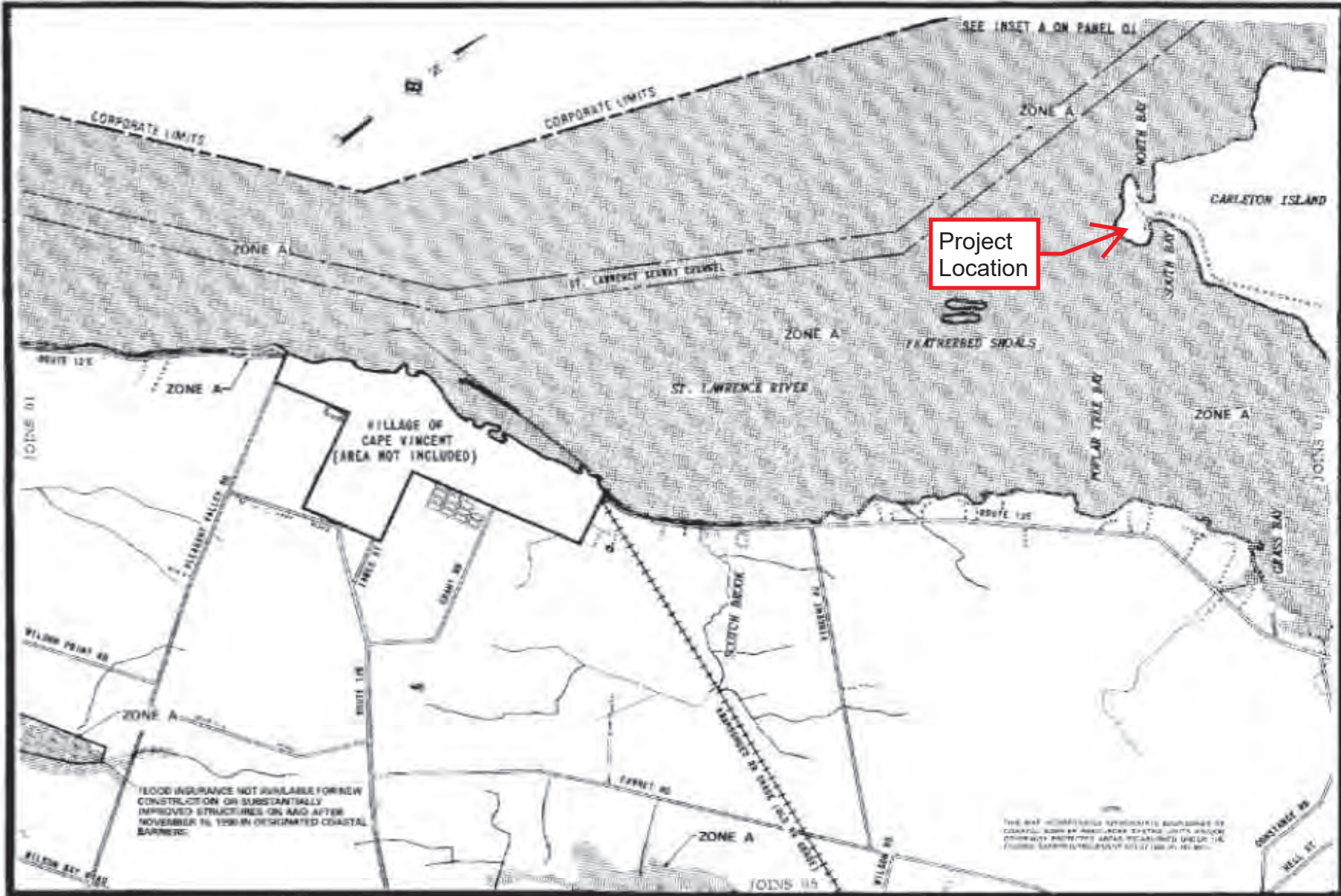


The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

**Disclaimer:** If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview



Project Location

APPROXIMATE SCALE  
 0 100 200 300 400 500 FEET  
 FLOOD INSURANCE RATE MAP  
 COMMUNITY NUMBER 361052 C  
 Map Scale  
 JUNE 2, 1992

Federal Emergency Management Agency  
**TOWN OF CAPE VINCENT, NY**  
 (JEFFERSON CO.)



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**RANDY SIMONS**  
Commissioner *Pro Tempore*

**ARCHAEOLOGY COMMENTS**

**Phase IA Archaeological Survey Recommendation**

**Project: Carleton (Wychoff) Villa**

**PR#: 24PR01912**

**Date: 03/28/2024**

Your project is in an archaeologically sensitive area. Therefore, the State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) recommends that a Phase IA Literature Search and Sensitivity Assessment survey is warranted. A Phase IA archaeological survey is designed to identify previously recorded archaeological sites and other cultural resources within or near the project area, to assess the archaeological sensitivity of the project area, to document previous ground disturbance and to make recommendations regarding the potential need for Phase IB subsurface archaeological testing.

Please note that the project is located in an unusually sensitive area in close proximity to the Fort Haldimand Site (USN 04505.000001). The fort was constructed by the British forces during the Revolutionary War and is known to contain a burial ground. Previous finds in the area have included a cannon, cannon balls and other military artifacts. In addition, a deliberately scuttled ship (likely the British ship named the Haldimand) is located in the waters not far from the project APE. Given the sensitivity of the location, OPRHP request that the Phase IA also include a detailed work scope incorporating methods that are appropriate to the archaeological investigation of a battlefield site such as a magnetometer survey.

Our office does not conduct archaeological surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase IA archaeological survey.

If you have any questions concerning archaeology, please contact Bradley Russell at 518-268-2124 or [Bradley.Russell@parks.ny.gov](mailto:Bradley.Russell@parks.ny.gov).



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New York Ecological Services Field Office  
3817 Luker Road  
Cortland, NY 13045-9385  
Phone: (607) 753-9334 Fax: (607) 753-9699  
Email Address: [fw5es\\_nyfo@fws.gov](mailto:fw5es_nyfo@fws.gov)

In Reply Refer To:

04/05/2024 13:07:39 UTC

Project Code: 2024-0062008

Project Name: Carleton Island Villa

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see [Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service \(fws.gov\)](#).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**New York Ecological Services Field Office**  
3817 Luker Road  
Cortland, NY 13045-9385  
(607) 753-9334

## PROJECT SUMMARY

Project Code: 2024-0062008

Project Name: Carleton Island Villa

Project Type: Mixed-Use Construction

Project Description: This project is located on Carleton Island located on the St. Lawrence River in Cape Vincent, NY 13618. The proposed project will include renovation of the existing Carleton (Wychoff) Villa structure to a hotel and restaurant. Project also includes 12 cabins, 4 uncovered docks, a comfort station, and a beach expansion. The parcel is 6.9 acres, Tax Map Parcel 39.27-1-16. Construction for the project will be two phases: Phase one to include construction of the cabins beginning in Summer 2024 ending in Summer 2025, Phase two to include restoration of The Villa beginning in Summer 2024 and likely to finish in three to five years.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.1686418,-76.30841742841844,14z>



Counties: Jefferson County, New York

## ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.



**MAMMALS**

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> <li>▪ This species only needs to be considered if the project includes wind turbine operations.</li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

**INSECTS**

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

**CRITICAL HABITATS**

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## **IPAC USER CONTACT INFORMATION**

Agency: Aubertine & Currier  
Name: Peter Partlow  
Address: 522 Bradley St. A  
City: Watertown  
State: NY  
Zip: 13601-1204  
Email: [pvp@aubertinecurrier.com](mailto:pvp@aubertinecurrier.com)  
Phone: 3157822005

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 6

Dulles State Office Building, 317 Washington Street, Watertown, NY 13601-3787

P: (315) 785-2245 | F: (315) 785-2242

[www.dec.ny.gov](http://www.dec.ny.gov)

MARCH 28, 2024

PETER PARTLOW  
AUBERTINE AND CURRIER  
522 BRADLEY STREET  
WATERTOWN, NY 13601

**RE: CARLETON VILLA RESTORATION AND CABINS  
CAPE VINCNET, JEFFERSON COUNTY**

Dear Peter Partlow:

We received your email received March 12, 2024 regarding a jurisdictional review request for the proposed project listed above. Below are the department's comments:

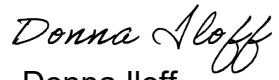
1. Article 15 permitting may be required for the docking facility and any shoreline work.
2. The project will require Construction Stormwater Permit coverage.
3. A SPDES permit for the proposed onsite wastewater system will be required. The SPDES application forms and additional information can be found on the DEC's website at <https://dec.ny.gov/regulatory/permits-licenses/wastewater-stormwater-water-withdrawal/spdes-permit-program>. Please contact the Division of Water at (315) 785-2513 with any questions.
4. Because of the distance between this project and the nearest bald eagle nest, wildlife has no concerns with impacts to the species.
5. The applicant can voluntarily conduct tree cutting/removal for this project during the November 1 - March 31 time period to minimize impacts to endangered bat species.

We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our databases are continuously being updated and amended. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Thank you for contacting us regarding this matter. If you have any questions with this letter, I can be reached at (315) 785-2245 or [donna.iloff@dec.ny.gov](mailto:donna.iloff@dec.ny.gov).

Sincerely,

A handwritten signature in black ink that reads "Donna Iloff". The signature is written in a cursive style with a large, stylized initial "D".

Donna Iloff  
Program Aide  
Region 6



## United States Department of the Interior



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In Reply Refer To:  
Project code: 2024-0062008  
Project Name: Carleton Island Villa

04/11/2024 18:46:55 UTC

Federal Nexus: yes  
Federal Action Agency (if applicable): Cape Vincent town

**Subject:** Technical assistance for 'Carleton Island Villa'

Dear Peter Partlow:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on April 11, 2024, for 'Carleton Island Villa' (here forward, Project). This project has been assigned Project Code 2024-0062008 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

### **Ensuring Accurate Determinations When Using IPaC**

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

### **Determination for the Northern Long-Eared Bat**

Based upon your IPaC submission and a standing analysis, your project is not reasonably certain to cause incidental take of the northern long-eared bat. Unless the Service advises you within 15 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

## Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

## Next Step

Consultation with the Service is necessary. The project has a federal nexus (e.g., Federal funds, permit, etc.), but you are not the federal action agency or its designated (in writing) non-federal representative. Therefore, the ESA consultation status is incomplete and no project activities should occur until consultation between the Service and the Federal action agency (or designated non-federal representative), is completed.

As the federal agency or designated non-federal representative deems appropriate, they should submit their determination of effects to the Service by doing the following.

1. Log into IPaC using an agency email account and click on My Projects, click "Search by record locator" to find this Project using **206-140044785**. (Alternatively, the originator of the project in IPaC can add the agency representative to the project by using the Add Member button on the project home page.)
2. Review the answers to the Northern Long-eared Bat Range-wide Determination Key to ensure that they are accurate.
3. Click on Review/Finalize to convert the 'not likely to adversely affect' consistency letter to a concurrence letter. Download the concurrence letter for your files if needed.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the New York Ecological Services Field Office and reference Project Code 2024-0062008 associated with this Project.

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

Carleton Island Villa

### 2. Description

The following description was provided for the project 'Carleton Island Villa':

This project is located on Carleton Island located on the St. Lawrence River in Cape Vincent, NY 13618. The proposed project will include renovation of the existing Carleton (Wychoff) Villa structure to a hotel and restaurant. Project also includes 12 cabins, 4 uncovered docks, a comfort station, and a beach expansion. The parcel is 6.9 acres, Tax Map Parcel 39.27-1-16. Construction for the project will be two phases: Phase one to include construction of the cabins beginning in Summer 2024 ending in Summer 2025, Phase two to include restoration of The Villa beginning in Summer 2024 and likely to finish in three to five years.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.1686418,-76.30841742841844,14z>



## DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for the Endangered northern long-eared bat (*Myotis septentrionalis*).

## QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

**Note:** Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. The action area does not overlap with an area for which U.S. Fish and Wildlife Service currently has data to support the presumption that the northern long-eared bat is present. Are you aware of other data that indicates that northern long-eared bats (NLEB) are likely to be present in the action area?

Bat occurrence data may include identification of NLEBs in hibernacula, capture of NLEBs, tracking of NLEBs to roost trees, or confirmed NLEB acoustic detections. Data on captures, roost tree use, and acoustic detections should post-date the year when white-nose syndrome was detected in the relevant state. With this question, we are looking for data that, for some reason, may have not yet been made available to U.S. Fish and Wildlife Service.

No

3. Does any component of the action involve construction or operation of wind turbines?

**Note:** For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

4. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Yes

5. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No



6. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

**Note:** This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

*No*

7. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

*No*

8. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

*No*

9. Have you determined that your proposed action will have no effect on the northern long-eared bat? Remember to consider the [effects of any activities](#) that would not occur but for the proposed action.

If you think that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, answer “No” below and continue through the key. If you have determined that the northern long-eared bat does not occur in your project’s action area and/or that your project will have no effects whatsoever on the species despite the potential for it to occur in the action area, you may make a “no effect” determination for the northern long-eared bat.

**Note:** Federal agencies (or their designated non-federal representatives) must consult with USFWS on federal agency actions that may affect listed species [50 CFR 402.14(a)]. Consultation is not required for actions that will not affect listed species or critical habitat. Therefore, this determination key will not provide a consistency or verification letter for actions that will not affect listed species. If you believe that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, please answer “No” and continue through the key. Remember that this key addresses only effects to the northern long-eared bat. Consultation with USFWS would be required if your action may affect another listed species or critical habitat. The definition of [Effects of the Action](#) can be found here: <https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions>

*No*

10. Have you contacted the appropriate agency to determine if your action is near any known northern long-eared bat hibernacula?

**Note:** A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat hibernacula is available [here](#). Location information for northern long-eared bat hibernacula is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

*Yes*

11. Is any portion of the action area within 0.5-mile radius of any known northern long-eared bat hibernacula? If unsure, contact your local Ecological Services Field Office.

*No*

12. Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating northern long-eared bats?

*No*

13. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?  
(If unsure, answer "Yes.")

**Note:** If there are trees within the action area that are of a sufficient size to be potential roosts for bats (i.e., live trees and/or snags  $\geq 3$  inches (12.7 centimeter) dbh), answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat can be found at: <https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions>

*Yes*

14. Will the action cause effects to a bridge?

*No*

15. Will the action result in effects to a culvert or tunnel?

*No*

16. Does the action include the intentional exclusion of northern long-eared bats from a building or structure?

**Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local U.S. Fish and Wildlife Services Ecological Services Field Office to help assess whether northern long-eared bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures

*No*

17. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats**?

*No*

18. Will the action directly or indirectly cause construction of one or more new roads that are open to the public?

**Note:** The answer may be yes when a publicly accessible road either (1) is constructed as part of the proposed action or (2) would not occur but for the proposed action (i.e., the road construction is facilitated by the proposed action but is not an explicit component of the project).

*No*

19. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily traffic on one or more existing roads?

**Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

*No*

20. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

*No*

21. Will the proposed action involve the creation of a new water-borne contaminant source (e.g., leachate pond pits containing chemicals that are not NSF/ANSI 60 compliant)?

*No*

22. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

*No*

23. Will the proposed action involve blasting?

*No*

24. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

*No*

25. Will the proposed action involve the use of herbicide or other pesticides (e.g., fungicides, insecticides, or rodenticides)?

*No*

26. Will the action include or cause activities that are reasonably certain to cause chronic nighttime noise in suitable summer habitat for the northern long-eared bat? Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time.

**Note:** Additional information defining suitable summer habitat for the northern long-eared bat can be found at: <https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions>

*No*

27. Does the action include, or is it reasonably certain to cause, the use of artificial lighting within 1000 feet of suitable northern long-eared bat roosting habitat?

**Note:** Additional information defining suitable roosting habitat for the northern long-eared bat can be found at: <https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions>

*No*

28. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

*Yes*

29. Have you contacted the appropriate agency to determine if the action area overlaps with a known northern long-eared bat conservation buffer / known summer habitat (3-mile buffers around northern long-eared bat captures or detections; 1.5 mile buffer around known roosts) or spring staging/fall swarming buffer (within 5 miles of known hibernacula)?

**Note:** A web page with links to state Natural Heritage Inventory databases and other sources of information on the locations of northern long-eared bat roost trees can be found [here](#). Location information for northern long-eared bat maternity roost trees and swarming areas is generally kept in state natural heritage inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. If you'd like to assume presence of northern long-eared bats, answer "No".

*Yes*

30. Does the action area overlap with a known spring staging/fall swarming buffer (within 5 miles of known hibernacula)?

No

31. Does the action area overlap with a known northern long-eared bat conservation buffer (3-mile buffer around northern long-eared bat captures or detections; 1.5-mile buffer around known roost trees)?

Answer yes to this question if you also answered 'yes' above to the question "Do you have post-white nose syndrome occurrence data that indicates that northern long-eared bats (NLEB) are likely to be present in the action area?"

No

32. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area? If unsure, answer "No."

No

33. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

**Note:** A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property and has a diameter breast height of six inches or greater.

No

34. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags  $\geq 3$  inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

Yes

35. [Semantic] Does your project intersect a known sensitive area for the northern long-eared bat?

**Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your [state agency or USFWS field office](#)

**Automatically answered**

No

36. Will all tree cutting/trimming or other knocking or bringing down of trees be restricted to the inactive season for the northern long-eared bat?

**Note:** Inactive Season dates for summer habitat outside of staging and swarming areas can be found here: <https://www.fws.gov/media/inactive-season-dates-swarming-and-staging-areas>.

No

## PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

2.0

In what extent of the area (in acres) will trees be cut, knocked down, or trimmed during the inactive (hibernation) season for northern long-eared bat? **Note:** Inactive Season dates for spring staging/fall swarming areas can be found here: <https://www.fws.gov/media/inactive-season-dates-swarming-and-staging-areas>

0.0

In what extent of the area (in acres) will trees be cut, knocked down, or trimmed during the active (non-hibernation) season for northern long-eared bat? **Note:** Inactive Season dates for spring staging/fall swarming areas can be found here: <https://www.fws.gov/media/inactive-season-dates-swarming-and-staging-areas>

2.0

Will all potential northern long-eared bat (NLEB) roost trees (trees  $\geq 3$  inches diameter at breast height, dbh) be cut, knocked, or brought down from any portion of the action area greater than or equal to 0.1 acre? If all NLEB roost trees will be removed from multiple areas, select 'Yes' if the cumulative extent of those areas meets or exceeds 0.1 acre.

No

Enter the extent of the action area (in acres) from which all potential NLEB roost trees will be removed. If all NLEB roost trees will be removed from multiple areas, entire the total extent of those areas. Round up to the nearest tenth of an acre.

0.5

For the area from which all potential northern long-eared bat (NLEB) roost trees will be removed, on how many acres (round to the nearest tenth of an acre) will trees be allowed to regrow? Enter '0' if the entire area from which all potential NLEB roost trees are removed will be developed or otherwise converted to non-forest for the foreseeable future.

0.3

Will any snags (standing dead trees)  $\geq 3$  inches dbh be left standing in the area(s) in which all northern long-eared bat roost trees will be cut, knocked down, or otherwise brought down?

Yes

Will all project activities be completed by April 1, 2024?

No

## **IPAC USER CONTACT INFORMATION**

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## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Cape Vincent town