March 6, 2024

Frank Giaquinto – Chair, Town of Cape Vincent Planning Board
PO Box 915
Cape Vincent, NY 13618

Subject: Carleton Villa LLC proposed project

Dear Chairman Giaquinto:

As you may recall, I was directly involved in the updating of the 2012 Zoning Law. As such, I am interested in how that law is administered and how well it serves the citizens.

The proposed project, albeit relatively small is scope, will be a very challenging project to review because:

- It is located on and near areas of Historical and Cultural of concern (see Comprehensive Plan page 34).
- The proposed site is too small to accommodate the plan which requires significant changes to the Zoning Law (variances) to be allowed.
- There is a need for a special use permit.
- A higher level of SEQR review than normal that will involve at least 4, probably 5, outside agencies.
- It includes a marina which, in itself, is a project within a project.
- The site and surrounding waterfronts are very vulnerable to several negative environmental impacts that probably can't be mitigated.

As I am sure you know, the review of this project by both the ZBA and Planning Board will be very challenging to say the least. It appears that this could result in a considerable amount of expense to all involved (applicant, Town of Cape Vincent, opponents). There are components of the Law that enable the reviews to be expedient thus avoiding wasted time and expense. If not properly administered the process will be unnecessarily long.

In view of the above and in view of the fact that we have no past experience in a review of this magnitude, possibly I could be of some assistance to you and your board. I would be willing to meet with you anytime prior to your 3/13 meeting to discuss this further if it is of interest. Otherwise, I do plan to attend the 3/13 meeting.

Respectfully submitted,

Cyril Cullen
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