

## Friends of Carleton Island

November 11, 2024

Mr. Paul Aubertine, Supervisor, Town Board  
Mr. Ed Hludzinski, Chairman, Zoning Board of Appeals  
Mr. Frank Giaquinto, Chairman, Planning Board  
Town of Cape Vincent  
1964 NYS Route 12E  
Cape Vincent, NY 13618

### **Re: Proposed Development on the head of Carleton Island**

Dear Sirs,

Just over a year ago, a developer, intending to develop a campground on the head of Carleton Island, applied for both a special use permit and a zoning variance. As is customary, the town requested that the developer enter into a Development Agreement pursuant to which he would reimburse the town for expenses incurred by the town in connection with his applications. As also is customary, the agreement provided for the developer to fund an escrow account to secure his obligation to reimburse the town.

The Town of Cape Vincent executed the Development Agreement during May 2024 and while there has been some confusion as to whether the agreement had been executed by the developer, and whether the developer had funded the escrow account, it is now evident that the developer signed the agreement during October, and the developer has now undertaken to fund the escrow account (\$29,000) by the end of November.

As the Town of Cape Vincent already has paid legal and engineering expenses understood to be approaching \$20,000, the funding of the escrow account is very important. We also understand that the town has suspended consideration of the developer's applications, and has stopped incurring expenses, until the escrow account is funded.

If the developer does not fund the escrow account as promised by the end of November, we urge the Planning Board and the Zoning Board of Appeals to reject the developer's

applications with prejudice so that the town can stop spending resources on the matter, and so that islanders also can be relieved of their on-going expenses and uncertainty.

Very truly yours,

**Friends of Carleton Island**

A handwritten signature in black ink, appearing to read 'T. Atkinson', with a stylized flourish at the end.

Todd G. Atkinson, FOCI Steering Committee Member

cc: Editor, Watertown Daily Times  
Editor, Thousand Islands Sun