



JEFFERSON COUNTY
FIRE PREVENTION AND BUILDING CODE OFFICE

175 ARSENAL STREET
WATERTOWN, NEW YORK 13601
E-mail: codeenforcement@co.jefferson.ny.us

Telephone: (315) 785-5130

Fax: (315) 785-5131

May 21, 2025

Carleton Villa LLC c/o Ron Clapp
146 Centre Street
Cape Vincent, NY 13618

RE: Carleton Island Rd 1, Town of Cape Vincent
Parcel No. 39.27-1-16

Dear Mr. Clapp,

This letter is regarding the enclosed violation and order to remedy issued to the above referenced property resulting from a field inspection at the property on April 14th, 2025.

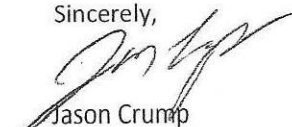
While performing the inspection it was observed that the structure is in violation of the Property Maintenance Code of NYS. During our inspection, you stated that you intend to secure and repair the structure upon approval from the Town of Cape Vincent for your intended use of the property. Although a delay in repairing the structure is understandable under the circumstances, property violations are present, and it is the responsibility of this office to protect the public from unsafe building conditions.

While you are waiting for the required approvals to proceed with your project, you will be required to increase the distance of the fence already encompassing your building to accommodate for possible collapse of the structure. Please provide supporting documentation from a NYS design professional for a safe distance to protect the public from possible collapse. Enforcement will be suspended upon an inspection confirming completion of the increased fence setbacks. This suspension is specific only to violation #25-0020. This suspension will only remain in place until a decision has been made by the Town of Cape Vincent, at which time we will need either an application for a building permit or a demolition permit to completely remediate the unsafe condition of the structure.

Please be advised that our office reserves the right and discretion to cancel this suspension at any time and to move forward with enforcement if we deem it to be in the public interest to do so.

Thank you for your anticipated cooperation in this matter.

Sincerely,



Jason Crump
Director



Jefferson County
Fire Prevention and Building Code Office
175 Arsenal St.
Watertown NY 13601
Phone 315-785-5130 Fax 315-785-5131
codeenforcement@co.jefferson.ny.us



OFFICE OF CODE ENFORCEMENT

ORDER TO REMEDY VIOLATION

Date: May 21, 2025

Carleton Villa LLC
711 N Broadway
Lantana, FL 33462

RE: **Carleton Island Rd 1, Town of Cape Vincent** Parcel No.: 39.27-1-16
VIOLATION Number: 25-0020

PLEASE TAKE NOTICE there exists a violation(s)


Violation of: 2020 NYS Property Maintenance Code

Conditions Found / Corrective Action Required: The structure is severely dilapidated. Several sections of the building have collapsed. The servants quarters has partially collapsed and is leaning towards the access road directly behind it.

Offense Code: Section 107.1 Unsafe Structures and Equipment: Sub-Section: 107.1.1 Unsafe Structures General Requirements - **Offense Description:** Unsafe Structures. An unsafe structure is one that is found to be dangerous to life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

The Penalty for the above referenced violation(s) may include: A violation of the Uniform Code or these Rules and Regulations shall constitute an offense punishable by a fine not more than one thousand dollars (\$1,000) per day of violation, or imprisonment not exceeding six months, or both. Each day the violation continues shall be considered a new violation.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and remedy the conditions above mentioned forthwith on or before **June 20, 2025**. Failure to remedy the conditions aforesaid and to comply with the applicable provisions of the law may constitute an offense punishable by fine or imprisonment or both.


Jason Crump, Code Enforcement Officer



Jefferson County
Fire Prevention and Building Code Office
175 Arsenal St.
Watertown NY 13601
Phone 315-785-5130 Fax 315-785-5131
codeenforcement@co.jefferson.ny.us



NOTICE OF VIOLATION

May 21, 2025

**Carleton Villa LLC
711 N Broadway
Lantana, FL 33462**

**RE: Carleton Island Rd 1, Town of Cape Vincent Parcel No.: 39.27-1-16
VIOLATION Number: 25-0020**

This is to inform you that a Code Enforcement Officer has inspected the above referenced property and a violation(s) of the ordinances of the Jefferson County exists. The violation(s) are as follows:

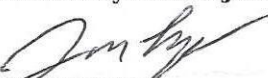
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It is your responsibility to arrange for the correction of the above stated violation(s) prior to the resolve by date of June 20, 2025. Contact this office at (315) 785-5130 to arrange for an inspection.


Jason Crump
Director