



COMFORT STATION



CABIN

Legend

- Site Boundary
- Major Contour
- Minor Contour
- Easement
- 100' Shoreline Buffer
- Fence
- Existing 50' R.O.W.
- Landscape Buffer
- Beach
- 6' wide Cobblestone paved path
- 6' wide Grass path
- 3' wide Grass path
- Private access path
- Low Landscape or Bush
- Existing Coniferous Trees to remain
- Existing Deciduous Trees to remain
- Point of Interest, Community Fire pit with benches

SITE DATA:

CABINS	11
ON-SITE MANAGEMENT CABIN	1
TOTAL	12

Total Lot Area= 6.9 Ac.
Open/Green Space Area= 6.63 Ac.
Percentage of Open/Green Space= 96.08%

Total Gross Floor Area:
Comfort Station = 1,200 S.F.
Cabins (12) = 5,712 S.F.
Carleton Villa = 15,000 S.F.
Total = 21,912 S.F.

Note:
1. Each unit shall have a picnic table, fire pit, grill and solar panel.

Zoning Law: Town of Cape Vincent

Section 3.7 Islands District
1. Intent:
The Islands District consists of five islands within the boundaries of the Town of Cape Vincent. They include Grenadier, Little Grenadier, Fox, Carleton, and Linda Islands. Carleton and Grenadier Islands have historic areas of interest as confirmed by the New York State Office of Parks, Recreation and Historic Preservation. As such, land use on or near any area of historic interest will be taken into consideration during the approval process. This district represents the most distinctive land use zone within the Town. Residents of the Islands District have a unique property and living arrangement; one that is both unconventional and independent. Residents do not want or need elaborate infrastructure development. The land-use plan for this District is focused principally on encouraging quality residential development with some capacity for limited, controlled commercial development, for example: restaurant, hotel, bed and breakfast.

2. Lot Requirements:

Table /	Area: Minimum	Frontage: Minimum	Setbacks: Minimum	Height: Maximum
Lot			15' 0"	5' 0"
Minimum	1/4 Acre	100'	10'	10'
Maximum	1/4 Acre	100'	10'	10'

Section 7.12 Recreational Resorts:

1. Intent:
In order to take maximum advantage of the unique characteristics of this area, a designation of Recreational Resorts is established for campgrounds and RV parks.

2. The term Recreational Resort shall be construed to include all related functions normally associated with transient resorts, such as, but not limited to:

- a. Tent camping sites
- b. RV camping sites
- c. Seasonal motor home sites
- d. Cabins, motel units
- e. Bathhouse, restroom facilities
- f. Marinas
- g. On-site convenience stores
- h. On-site laundry/dorm
- i. Swimming pools
- j. Swimming beaches
- k. On-site recreation such as golf
- l. Restaurant

3. All applicable local, county, and state regulations shall be followed.

PRIME CONSULTANT



GARBARA
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NOTES

Do not scale drawings. Request verification of dimensions as required.

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NOT FOR CONSTRUCTION.

No. Date Issue Notes

No. Date Revisions Notes

PROJECT TITLE:
CARLETON VILLA

PROJECT ADDRESS:
Carleton Island Rd. 1

Tax Map Parcel No. 38.27-1-16 in Town of Cape Vincent

CITY:

Carleton Villa, LLC.

Applicant: Ron Clapp

Address: 148 Centre Street, Cape Vincent, NY 13618

SUB-CONSULTANT:

SHEET TITLE:
SITE PLAN

DRAWN BY:

NS

REVIEWED BY:

MS

DATE:

2025-04-10

PROJECT ID:

23-072

SCALE:

AS NOTED

PAPER SIZE: 36"x48"

SHEET #:

L103