

April 1, 2026

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

Re: **Responses to 06/23/2024 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 June 23, 2024, Site Plan Application Review Letter, for the above noted project.

Since the original submission, there have been several design modifications for the project in direct response to concerns raised during review. The proposed beach expansion and certain site features were eliminated or reduced to minimize environmental impact. The modifications include: removal of the beach expansion, removal of the community garden, removal of the floating platform in North Bay, elimination of all pathways within the 100-foot shoreline buffer and redesign of almost all pathways to be grassed or permeable surfaces. Changes to design were made to further reduce environmental disturbance and visual impacts. These adjustments reflect the applicant's commitment to avoiding and minimizing potential impacts and demonstrate how the current design aligns with SEQRA goals.

For informational purposes and to assist in the review, the Applicant is submitting an underwater boundary and riparian area survey map exhibit prepared by RamsHorn Land Surveying, PLLC (Dated 10/13/2025). Given the irregular shoreline conditions in the South Bay/North Bay area and the presence of adjacent underwater ownership, the surveyor applied the Perpendicular Method as a reasonable and commonly used approach to project riparian access areas. The exhibit illustrates the projected riparian areas associated with adjacent ownership and supports the conclusion that the proposed dock configuration can be constructed in a manner that avoids interference with neighboring riparian access while minimizing potential impacts to adjacent properties and navigational use. See attached "Map showing boundaries of Lands underwater Determined using the Perpendicular Method" at the end of the submission package.

There were eleven (11) items outlined by the 06/26/2024 Barton and Loguidice site plan review letter. Response and clarification of these items are as follows:

Full EAF:

1. Question D.1.b.b, Acreage of Disturbance – The Applicant has revised the FEAF to indicate a total of 2.0 acres of disturbance is proposed, including the recent disturbances during brush clearing. An updated Site Plan has not been provided that would confirm the proposed limits of disturbance. Additionally, as disturbance is proposed to be greater than 1-acre, a Stormwater Pollution Prevention Plan (SWPPP) will be required. As previously requested, please provide the Stormwater Pollution Prevention Plan (SWPPP) to the Town for review.

Response: *Site soil disturbances have been estimated at ±2.0 acres, based upon the proposed improvements indicated on the 04/10/2025 site plan. A SWPPP will be prepared following local approvals, and prior to construction.*

**AUBERTINE
and
CURRIER**
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Architect

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Land Surveyor

2. Question D.1.h, Impoundment of Liquids – The requested SWPPP will be required to identify specific stormwater management practices (i.e., green infrastructure) that will be proposed for treatment of stormwater runoff from new impervious areas. As previously requested, if any of these green infrastructure practices will result in the impoundment of stormwater, please revise this answer accordingly.

Response: *No impoundments are proposed that would meet the context of D.1.h. Stormwater management is addressed with D.2.e. The final design of stormwater treatment measures will take place following final site design. As will final SWPPP preparation.*

3. Question D.2.b, Wetlands – The Applicants response as to why a delineation is not required references the NYSDEC EAF Workbook. No reference in the NYSDEC EAF Workbook was found to indicate that a delineation would not be required. In fact, the Workbook states, “No matter how an EAF is being completed, the applicant should always make a site visit to the site area, if possible. The presence of a waterbody or wetland often creates project constraints, so it is important information to know.” The Workbook goes on further to explain that the EAF Mapper is a screening tool, and if the Mapper identifies the presence of regulated wetlands or waterbodies within or adjacent to a project site, the applicant should verify those results. If information exists that shows potential locally or federally regulated waters on or near a project site, that do not appear in the EAF Mapper results, such supplemental information should be attached to the EAF. For the project in question, the EAF Mapper did in fact indicate that federal waters are mapped. This relates to the federally regulated riverine system at the project site (St. Lawrence River_, which the Applicant’s response letter calls “adjacent to the project site.” The proposed project includes dock construction, beach expansion, etc., but those element locations are not included in the “Project Site” polygon that is used in, at least some of the project queries, since the polygon’s limits follow the land above water and do not extend waterward. Items such as federal wetlands have kicked regardless, and confirmation of those boundaries (or absence of such features) and other waters should be made. Therefore, B&L strongly recommends the Applicant provide a wetland/water delineation.

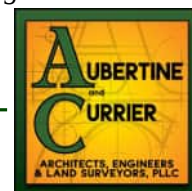
Response: *The Wetland and Watercourse Delineation Report was completed and submitted to the Owner on June 16, 2025. Wetland 1 was identified for Boundary Verification with USACE/NYSDEC. The USACE has reviewed the delineation map, and the applicant has received a Preliminary Jurisdictional Determination letter dated 07/24/2025, see attached.*

4. Question D.2.c & D.2.d, Water/Sewer Demand – The Applicant’s response indicates that there are no existing wells on the site that will be utilized for the project. However, the EAF indicates a maximum pumping capacity from a well of 30 gallons/min. A proposed well location has not been shown on the Site Plan. Has testing been conducted to confirm groundwater yields onsite? The location of the proposed well will also confirm if required buffers/setbacks from site elements (such as the proposed wastewater treatment system) can be accommodated. On-site wastewater treatment is proposed by subsurface absorption trenches. Is there enough soil depth above bedrock to successfully employ this method? Will an engineered system be required? FEAF Part 1 indicates shallow depth to bedrock and the water table (2.5 feet and 2 feet, respectively). The EAF Workbook indicates that the type of wastewater disposal, size of facility, location on the property, and name and DEC classification of the receiving waterbody should all be provided/known.

AC Response: *The proposed well has not yet been drilled. The intended well location is in the vicinity of the comfort station. Depth to bedrock was determined to be 14’ 5” from existing grade. Mapping will be provided with the Test Pit and Percolation Test locations.*

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5. Question D.2.e, Impervious Cover – The Applicant has indicated that the use of permeable paths remains under design consideration. It should be noted that the SWPPP will require the Applicant to confirm the proposed area of new impervious cover (i.e., permeable or impervious paths must be determined). A conservative approach would be to assume the proposed paths will be impervious.

Response: *The Full EAF has been revised to 15,000 SF on impervious cover due to the alteration of design. Impervious Cover has been identified as the cabin roofs, the comfort station roof, and the impervious material associated with the English Garden Cobblestone-paved area.*

6. Question D.2.j, Traffic – Though it is confirmed that the table and criteria in the EAF Workbook do guide to a “No” response on the FEAF Part 1 for traffic (“no substantial increase in traffic above present levels”), this table is meant to be a “starting Place” for topic consideration. Some of the Workbook guidance is not relevant to a vacant rural site changing to a commercial use. It is still appropriate for the Town to request information that was asked for in the previous B&L comment letter. We did not indicate a change to the “No” answer was needed; we requested additional details related to guest transport by boat, patrons, transport for supplies/goods, solid waste disposal, and mainland vehicular parking/access (and on island). Ensuring that enough detail is available to make the Town comfortable that transportation will not create an adverse impact is warranted. Additionally, it has been brought to B&L’s attention that the Applicant may have plans to acquire a mainland property that, once enhanced, may provide parking spaces for the proposed Carlton Villa project. Information related to this “enhancement” must be included in relevant Part 1 FEAF responses for consideration by the Town as part of their SEQR process. Failure to provide information for the entire action could constitute segmentation.

Response: *The Applicant has acquired property in Cape Vincent, 544 E. Broadway. The 0.38-Acre parcel contains adequate space to accommodate 24 dedicated parking spaces. Enhancement to the property has not yet been done and will be a two (2) phase process. The Applicant has supplied renderings of the proposed enhancement, see attached. Additionally, there is opportunity to lease from Seaway Shipyard to provide 26 more vehicle parking spaces, including space for boat trailers.*

7. Site Conditions – The Applicant has indicated that test holes and percolation tests have been performed on site. Where are these located and what data was collected.

Response: *Test pits and Percolation Tests were performed by A&C on April 9, 2024. Five (5) test pits were dug with data recorded. Four (4) percolation tests were dug while only utilizing two (2) of them for testing due to the focus of collecting data on the available sandy soils located on the site. Locations and Data will be submitted to the Town for review.*

8. SHPO – SHPO has requested a Phase 1A. The Villa structure has been deemed historically eligible. It is noted that these comments are specifically from Archaeology. It is likely that Historic Preservation will get involved with the plans for the restoration of the existing Villa structure as well. Many other structures on the Island are also National Register Eligible (NRE) for listing. Aside from direct impacts to the Villa as part of the project, and any archaeological concerns, visual and other potential impacts on the adjacent NRE sites will also be a consideration as the project advance. This comment has no bearing on the FEAF Part 1, but is important to be able to advance the SEQR process. It is difficult for the Town to arrive at a (potential) no adverse impact determination for archaeological and historic resources when no archaeological studies have been started/completed, and limited detailed plans on what



will happen or change with the Villa have been made. What will the restoration entail? How much of the structure will be modified, etc.? What will the visual impacts be on adjacent NRE structures?

Response: *The Applicant has completed Phase 1A and Phase 1B and submitted it to SHPO. The “Utica Club 2” Site has been found to be within the Applicants parcel. An avoidance plan is anticipated to be submitted to SHPO for approval. As for the Villa, it may be eligible but, at this point in time there are no intentions to submit it for registration or renovate it as such.*

The proposed Carleton Villa restoration will include stabilizing the existing structure and renovating the interior space for the anticipated program requirements. This includes a commercial kitchen, dining area, and boutique hotel rooms on the upper floors. Accessory spaces such as a mechanical room, a recreation room, restrooms, and janitorial closets will be included throughout the building to support the main occupancy. The existing east wing of the building will need to be reconstructed in its entirety due to its poor condition. This includes new substructure and superstructure. Other than the east wing, it is our belief that the remainder of the structure will be able to be stabilized and restored in place without significant effects to the existing building form. An elevator shaft will be added to the building to provide accessibility for visitors. This elevator will be integrated as seamlessly as possible to existing building form. Finishes such as siding, roofing, windows, and doors will be carefully selected by the design team to meet the client’s desire to retain the architectural character of the building. Since the current condition of the Villa is unsightly and dilapidated, we strongly believe the restoration of the Villa will have a positive effect on the adjacent properties, including those that are deemed as NRE, as well as marine traffic on the St. Lawrence River.

9. Protected Species – B&L notes that the federal Endangered Species Act (ESA) consultation is not yet complete. The ACOE will likely be the federal action agency and will need to issue an effect recommendation for federal species to USFWS to conclude Section 7 review. This will be advanced later on in the project. NYSDEC indicated abundance by winter clearing dates was “voluntary”, but this does not consider other obligations and roles by state and federal agencies in the overall project review/approval process. Nothing submitted to date indicates what tree species or sizes are present, what has been removed versus what is left to be removed, what will be preserved, if suitable habitat for bats is/was present, etc.

Response: *Colliers Engineering & Design curated a Preliminary Threatened and Endangered Species Suitable Habitat Assessment Report dated 09/13/2024. Within the report, Attachment C, is a letter of clearance provided by NYSDEC, dated 03/28/2024, for the Bald Eagle and the endangered bat species.*

10. Noise – The Applicant indicates in the Part 1 form that noise will exceed ambient noise levels during construction and operation. B&L recommends that the Town request additional details related to the proposed sources of noise and potential mitigation measures such as additional landscape buffering that may be implemented to reduce/eliminate potential adverse impacts. Ensuring that enough detail is available to make the Town comfortable that noise generated from the project will not create an adverse impact is warranted.

Response: *Construction activities will comply with the Town’s established noise ordinance Section 6.7 #3(f), which exempts construction between 7:00 AM and 9:00 PM from restrictions. In addition, various natural vegetative buffers including bushes and tree groupings will be planted between buildings and adjacent neighbors to minimize noise and visual intrusion. See attached Nadi Group Site Plan Dated 2025-04-10.*

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11. Aesthetic Resources – B&L recommends that the Town request additional details related to the potential visual impacts related to proposed vegetation clearing, new structures, and the renovation of the existing Villa structure. Visual simulations and renderings may be required to provide the Town with adequate information to determine the potential impacts to adjacent properties and historic resources.

Response: Visual simulations have been prepared and will be submitted to the Town and its consultants for review. See attached watercolor graphics depicting the seasonal cabins. Two (2) aerial view and four (4) perspective view graphics are attached. A light study has also been included to address potential nighttime impacts. See attached light study.

Additional Information and Anticipated Permits/Coordination

In addition to the items noted in the comments above, B&L expects that the following information and/or documents will be submitted to the Town in support of the application:

1. The Applicant has acknowledged that evidence is required 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 final Site Plan.
Response: An existing electrical transformer is identified on the attached Nadi Group Site Plan Dated 2025-04-10. National Grid has confirmed with Towne Engineer that the project can be provided with as many services as the project requires. This is a design element that occurs long after local Site Plan approval.
2. As previously requested, B&L strongly recommends the applicant provide documentation that a wetland delineation was completed for the project so that regulatory permit needs, if any, from the ACOE/NYSDEC can be confirmed.
Response: The wetland and watercourse delineation report was completed and submitted to the Owner on June 16, 2025. Wetland 1 was identified for boundary verification with USACE/NYSDEC. USACE has provided a Preliminary Jurisdictional Determination for Wetland 1.
3. The Applicant has acknowledged that a letter will be sent to the Cape Vincent Fire Department requesting approval of proposed access for fire and emergency vehicles. Per the Fire Code of NYS (FCNYS) Section 503.1.1, “Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.” Per Section 503.2.2, “The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of jurisdiction.” Per Section 503.2.2, “The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.”
Response: The owner has initiated correspondence with the Cape Vincent Volunteer Fire Department (CVVFD). CVVFD has confirmed that Carleton Islands unique conditions are accounted for with the acquisition of a fire rescue boat. The Villa will be equipped with a fire suppression sprinkler system and all cabins will be provided with fire extinguishers. Mounted fire extinguishers will be placed throughout the property with accessible AED defibrillator to support emergency medical response. Emergency access coordination will continue as the project

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reinforce that the proposed development does not present a significant adverse impact under SEQRA.

4. As previously requested, the Applicant should provide 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: *The Applicant has completed the Phase 1A and Phase 1B and submitted it to SHPO. The “Utica Club 2” Site has been found to be within the Applicants parcel. An avoidance plan is anticipated to be prepared and submitted to SHPO for approval to not cause any disturbance to the archaeologically sensitive area.*

The following additional information and/or documents are anticipated to be submitted to the Town prior to issuance of a building permit:

5. The Applicant has acknowledged that Local and State Permits, as required, including approval of the proposed sanitary and water systems from the NYS Department of Health will be provided to the Town upon receipt.

Response: *Correct. The need for these permits is noted within Part 1 B. Permit submissions will not occur until after local approvals are obtained.*

6. The Applicant has acknowledged that Federal Permits, as required, will be provided to the Town upon receipt.

Response: *Correct. The need for these permits is noted within Part 1 B. Permit submissions will not occur until after local approvals are obtained.*

We anticipate that these responses and clarifications will enable the Planning Board to complete SEQR review. 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) seasonal cabins, four (4) uncovered docks, and a comfort station. The Carleton Villa will be renovated to be a 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. During Phase One of the proposed project, the stabilization of the Carleton Villa and the construction of the seasonal cabins, together with associated supporting infrastructure, are proposed to proceed concurrently. Subsequent phases of the project will include dock construction and additional infrastructure improvements. The full rehabilitation and restoration of the Carleton Villa is anticipated to extend over multiple years and is expected to be the most time-intensive component of the overall project.		
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, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Cape Vincent Planning Board - Site Plan	10/2023
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	Town of Cape Vincent Zoning Board - Special Use Permit & Variance	10/2023
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC / NYSDOS / NYSOGS - Joint Permit NYSDOH - Water Supply Permit	06/2026 06/2026
h. Federal agencies ☒ Yes ☐ No	Army Corps of Engineers - Joint Permit	06/2026
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☒ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ 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 Seasonal 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) _____ 7 month 2026 year

• Anticipated completion date of final phase _____ 10 month 2031 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 ~ Stabilization of the Carleton Villa is anticipated to begin in Summer 2026 and proceed concurrently with construction of certain seasonal cabins and associated infrastructure, with cabin and infrastructure work targeted for completion by Summer 2027. Phase 2 ~ Full restoration of the Villa is anticipated to continue over an estimated 3- to 5-year period.

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 <u>13</u> ii. Dimensions (in feet) of largest proposed structure: <u>15</u> height; <u>20</u> width; and <u>60</u> length iii. Approximate extent of building space to be heated or cooled: <u>18,676 (seasonal)</u> 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): <u>St Lawrence River</u> _____ _____	

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

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.

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.

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? - Will a line extension within an existing district be necessary to serve the project? If Yes: - Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
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): <u>On-site wastewater treatment via subsurface absorption trenches.</u>	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>N/A</u>	

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? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? <u>15,000</u> Square feet or <u>0.34</u> acres (impervious surface) <u>300,564</u> Square feet or <u>6.9</u> acres (parcel size) ii. Describe types of new point sources. <u>Cabin roofs, comfort station roof, and impervious paths (cobblestone-paved)</u> 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)? <u>Surface water runoff to on-site treatment and discharge via surface runoff and infiltration via green infrastructure.</u> - If to surface waters, identify receiving water bodies or wetlands: <u>St Lawrence River</u> - Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No	☒ Yes ☐ No ☒ 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? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Construction equipment exhaust (excavator, skid steer, dump truck)</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>None anticipated</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>None anticipated</u>	☒ Yes ☐ No
--	---

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? 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 (CO₂) _____ Tons/year (short tons) of Nitrous Oxide (N₂O) _____ Tons/year (short tons) of Perfluorocarbons (PFCs) _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No
---	---

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): _____			
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 ½ 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: _____ <u>180,000 kw</u> ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>National Grid, on-site solar panels</u> iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7 AM - 5 PM</u> • Saturday: <u>None Anticipated</u> • Sunday: <u>None Anticipated</u> • Holidays: <u>None Anticipated</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>24 hour hotel/cabins</u> • Saturday: <u>24 hour hotel/cabins</u> • Sunday: <u>24 hour hotel/cabins</u> • Holidays: <u>24 hour hotel/cabins</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7 AM - 5 PM</u> • Saturday: <u>None Anticipated</u> • Sunday: <u>None Anticipated</u> • Holidays: <u>None Anticipated</u>	ii. During Operations: • Monday - Friday: <u>24 hour hotel/cabins</u> • Saturday: <u>24 hour hotel/cabins</u> • Sunday: <u>24 hour hotel/cabins</u> • Holidays: <u>24 hour hotel/cabins</u>
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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: <u>Construction operations and delivery barge. Primarily during daylight hours of operations.</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: <u>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.</u>	
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: <u>Solar powered building mounted cut-off fixtures on all cabins and comfort station (12' high). Building mounted fixtures on Villa at entrances.</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: <u>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.</u>	
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: <u>Possible odors from restaurant operations, particularly during breakfast, lunch, and dinner.</u>	
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: _____	
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): <u>Possible herbicide use during initial seeding and grass vegetation establishment.</u>	
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: <u>Recycling</u> • Operation: <u>Recycling</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Dumpster/Rodman Regional Waste Materials Management Facility</u> • Operation: <u>Dumpster/Cape Vincent Transfer Site/Rodman Regional Waste Materials Management Facility</u>	

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

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: _____ _____																	
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? _____ <u>2.5</u> feet																	
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ <u>5</u> %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"><u>Clay Loam</u></td> <td style="width: 40%; text-align: right;"><u>75</u> %</td> </tr> <tr> <td><u>Silt Loam</u></td> <td style="text-align: right;"><u>15</u> %</td> </tr> <tr> <td><u>Sand</u></td> <td style="text-align: right;"><u>10</u> %</td> </tr> </table>		<u>Clay Loam</u>	<u>75</u> %	<u>Silt Loam</u>	<u>15</u> %	<u>Sand</u>	<u>10</u> %										
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d. What is the average depth to the water table on the project site? Average: _____ <u>2</u> feet																	
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☒ Well Drained:</td> <td style="width: 70%; text-align: right;"><u>22</u> % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;"><u>0</u> % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;"><u>78</u> % of site</td> </tr> </table>		☒ Well Drained:	<u>22</u> % of site	☐ Moderately Well Drained:	<u>0</u> % of site	☒ Poorly Drained	<u>78</u> % of site										
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☒ 0-10%:</td> <td style="width: 70%; text-align: right;"><u>95</u> % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;"><u>0</u> % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;"><u>5</u> % of site</td> </tr> </table>		☒ 0-10%:	<u>95</u> % of site	☒ 10-15%:	<u>0</u> % of site	☒ 15% or greater:	<u>5</u> % of site										
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☒ 15% or greater:	<u>5</u> % 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>i</i> or <i>ii</i> , 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: <table style="width: 100%; border: none;"> <tr> <td style="width: 5%;">•</td> <td style="width: 15%;">Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name <u>Federal Waters, Federal Waters, Federal Waters</u></td> <td>Approximate Size <u>41,584 acres</u></td> </tr> <tr> <td>•</td> <td>Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		•	Streams:	Name _____	Classification _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name <u>Federal Waters, Federal Waters, Federal Waters</u>	Approximate Size <u>41,584 acres</u>	•	Wetland No. (if regulated by DEC)	_____	
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•	Wetlands:	Name <u>Federal Waters, Federal Waters, Federal Waters</u>	Approximate Size <u>41,584 acres</u>														
•	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: _____ _____																	
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: _____																	

m. Identify the predominant wildlife species that occupy or use the project site: <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						
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: - Currently: _____ acres - Following completion of project as proposed: _____ acres - Gain or loss (indicate + or -): _____ acres								
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? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Indiana Bat, Bald Eagle								
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? ☐ Yes ☒ No If Yes: i. Species and listing: _____								
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☒ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ Hunting regulations dictate required separation distances from occupied structures. Project will have no impact on trapping, fishing, or shell fishing								
E.3. Designated Public Resources On or Near Project Site								
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? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____								
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____								
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____								
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____								

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? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: <u>Eligible property: Carleton Villa aka Wyckoff Castle, Eligible property: Hickory Point Club Cottages (3)</u> iii. Brief description of attributes on which listing is based: _____	☒ Yes ☐ No
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
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Great Lakes Seaway Trail</u> ii. 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> iii. Distance between project and resource: _____ 1 miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 ☐ 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 _____

Signature _____ Title Owner

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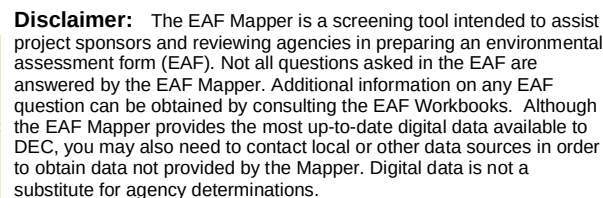
G. Verification

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

Applicant/Sponsor Name Ron Clapp Date 4/1/26

Signature  Title Owner

PRINT FORM



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. Upon further investigation with a site visit on August 23, 2024 by Colliers Engineering & Design, a Wetland and Watercourse



Delineation Report – Boundary Verification with USACE/NYSDEC was completed and submitted to the Owner on June 16, 2025. The report identifies one (1) palustrine forested (PFO) wetland within the project area, Wetland 1. Refer to attached state and federal wetlands map from the NYSDEC Environmental Resource Mapper and US Fish and Wildlife Wetlands Mapper, as well as Colliers Engineering Design Wetland and Watercourse Delineation Report 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 was received by NYSDEC, dated 03/28/2024, as a clearance letter for the Bald Eagle. The Indiana Bat is not listed on the Official Species List provided by the USFWS. Upon Site Plan approval and involvement with USACE, USACE will complete the Endangered Species Act consultation with the USFWS. All correspondence with the NYSDEC and US Fish and Wildlife Service 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.
- *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 was made to the OPRHP [Cultural Resource Information System \(CRIS\)](#) portal. Phase 1A and Phase 1B has been performed and submitted to SHPO. Two (2) sites were identified within the parcel, the Marsh/Folger Farm Historic Site and the Utica Club 2 Site. The Utica Club 2 Site is identified as archaeologically sensitive and an avoidance plan is anticipated to be prepared and will be submitted to SHPO for approval. 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.



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Town of Cape Vincent Zoning Law 1989

Amended 1991

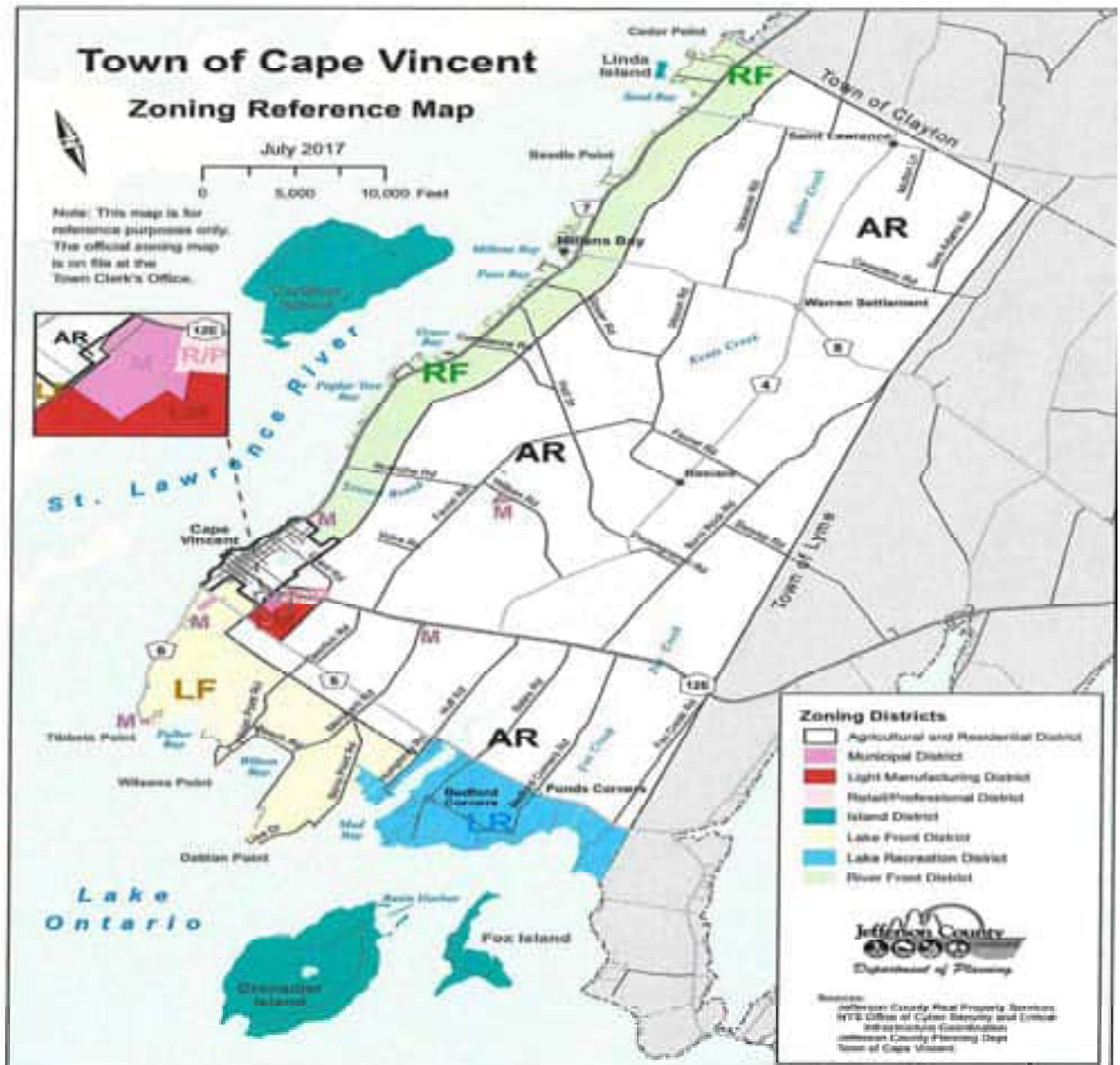
Amended 1993

Amended 1998

Amended 2012

Amended 2014

Local Law No. 3, December 19, 2019



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



MAP 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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

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

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%
Totals for Area of Interest			7.6	100.0%



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

Carlton Villa - Federal Wetlands Map



Carlton Villa - State Wetlands Map



February 27, 2024

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km

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	Northings:	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

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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
- 8' 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 14' wide x 34' long includes 6' front porch	11
ONSITE MANAGEMENT CABIN 14' wide x 34' long includes 6' front porch	1
TOTAL	12

Total Lot Area= 6.9 Ac. Total Gross Floor Area:
Open/Green Space Area= 6.63 Ac. Comfort Station = 1,200 S.F.
Percentage of Open/Green Space= 96.08% 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 1	Acres Minimum	Four acre Minimum	Subdivided Minimum	Other Minimum
Lot Area	1.0	4.0	1.0	1.0
Front Setback	10' 0"	20' 0"	10' 0"	10' 0"
Side Setback	10' 0"	20' 0"	10' 0"	10' 0"
Rear Setback	10' 0"	20' 0"	10' 0"	10' 0"

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 mat
- 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

CANADA
280 Garry St. Suite 300
Winnipeg, MB R3C 1H8

USA
2150 Livernois Rd. Suite 138
Troy, Michigan, 48063

NOTES

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

Drawings represented in these documents are for information purposes only and shall not be used for construction.

Copyright reserved. All parts of this drawing are the exclusive property of Nadi Design and Development Inc. and shall not be used or reproduced without their permission.

FOR INFORMATION ONLY.
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. 39.27-1-16 in Town of Cape Vincent
CLIENT
Carleton Villa, LLC.
Applicant: Ron Clapp
Address: 148 Carleton 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"x24"

SHEET #:

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Memorandum

To: Mr. Ron Clapp
From: Allison Robinson
Date: June 16, 2025
Subject: Wetland and Watercourse Delineation Report - Boundary Verification with USACE/NYSDEC
Project No.: 24007504A

In accordance with our Scope of Services, Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C. (CED) performed a Wetland and Watercourse Delineation of the Carleton Villa Project (Project) for Carleton Villa LLC (referred to herein as “the Client”). The Project is located on one (1) Jefferson County Tax Parcel ID: 39.27-1-16 in the Town of Cape Vincent, New York (Appendix B, Figure 1). The Client requested CED to review approximately 6.8-acres of the Property (Study Area). A map that depicts the outlined Property and Study Area can be found on Appendix B, Figure 2.

CED Scientist, Braeden Schmidt, conducted a Wetland and Watercourse Delineation (Field Delineation) of the Study Area on August 23, 2024. The intent of the Field Delineation was to identify and delineate the boundaries of any potentially jurisdictional aquatic resources (i.e., wetlands and streams) that may be located within the Study Area. One (1) palustrine forested (PFO) wetland was identified and delineated within the Study Area (Appendix B, Figure 7).

A site visit was conducted on May 21, 2025, with New York State Department of Environmental Conservation (NYSDEC) and the United States Army Corps of Engineers (USACE) to verify the boundaries of the delineated wetland feature and assess the regulatory jurisdiction. USACE and NYSDEC recommended that several wetland flags be moved to new locations; the GPS points of the new locations were collected in the field during the May 21, 2025 site visit. The updated Delineated Resources Map is provided in Appendix A, Figure 7b and updates to *Table 1: Wetlands Identified within the Study* are provided below.

Carleton Villa LLC Carleton Villa Project

DELINEATED RESOURCES
MAP

Fig. 7b

200
Feet



Town of Cape Vincent, Jefferson County, New York



Legend

 Study Area

Wetlands

 PFO

Data Point

 Upland

 Wetland



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

06/18/2025

Allison Robinson

280 E Broad St, Rochester, NY, 14604, USA

Sent via email to: allison.robinson@collierseng.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for
39.27-1-16, Jefferson County

Dear Allison Robinson,

Based on the area identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas in the area identified in the map presented below. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 06/16/2030).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email R6BEH@dec.ny.gov.



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DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS BUFFALO DISTRICT
478 MAIN STREET
BUFFALO, NY 14202-3278

July 24, 2025

Regulatory Branch

SUBJECT: Preliminary Jurisdictional Determination for Department of the Army Application
No. LRB-2024-00500

Ronald Clapp
Carleton Villa
4308 Fox Trace
Boynton Beach, FL 33436

Dear Mr. Clapp:

I have reviewed the aquatic resource delineation map you submitted for your request for a preliminary jurisdictional determination (JD) for the parcel located at Latitude: 44.168787, Longitude: -76.308829 in the Town of Cape Vincent on Carleton Island, Jefferson County, New York.

I have evaluated your submitted aquatic resource delineation map and have determined that the aquatic resource boundaries shown on the map accurately represent on-site conditions. Please note that this is a preliminary JD. Preliminary JDs are non-binding written indications that there may be waters of the United States (WOUS) on your parcel and approximate locations of those waters. Preliminary JDs are advisory in nature and may not be appealed.

Pursuant to Regulatory Guidance Letter 16-01, any permit application made in reliance on this preliminary JD will be evaluated as though all aquatic resources on the site are regulated by the Corps. Further, all aquatic resources will be used for purposes of assessing the extent of project related impacts and compensatory mitigation. If you require a definitive response regarding Department of the Army jurisdiction for any or all of the aquatic resources identified on the submitted drawings, you may request an approved JD from this office. If an approved JD is requested, please be aware that this is often a lengthy process and we may require the submittal of additional information.

I have enclosed the preliminary JD Form with this letter. The form and attached table identify the extent of aquatic resources on the site and specific terms and conditions of the preliminary JD. Please sign and return a copy of this form to my attention so that I may complete my evaluation of your file. If you do not respond within 15 days, I will presume concurrence and no additional follow-up is necessary prior to finalizing this action.

In accordance with Regulatory Guidance Letter 05-02, "Preliminary jurisdictional determinations are not definitive determinations of areas within regulatory jurisdiction and do

Regulatory Branch

SUBJECT: Preliminary Jurisdictional Determination for Department of the Army Application
No. LRB-2024-00500

not have expirations dates.” However, I strongly recommend that the boundaries of all aquatic resources on the parcel be re-evaluated by a qualified wetland biologist after five years of the date of this letter. This will ensure that any changes are appropriately identified and you do not inadvertently incur a violation of Federal law while constructing your project or working on your project site.

Lastly, the delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

Questions pertaining to this matter should be directed to me at (680) 867-6196, by writing to the following address: U.S. Army Corps of Engineers, 7413 County House Road, Auburn, NY 13021, or by e-mail at: Michael.P.Uitvlugt@usace.army.mil

Sincerely,

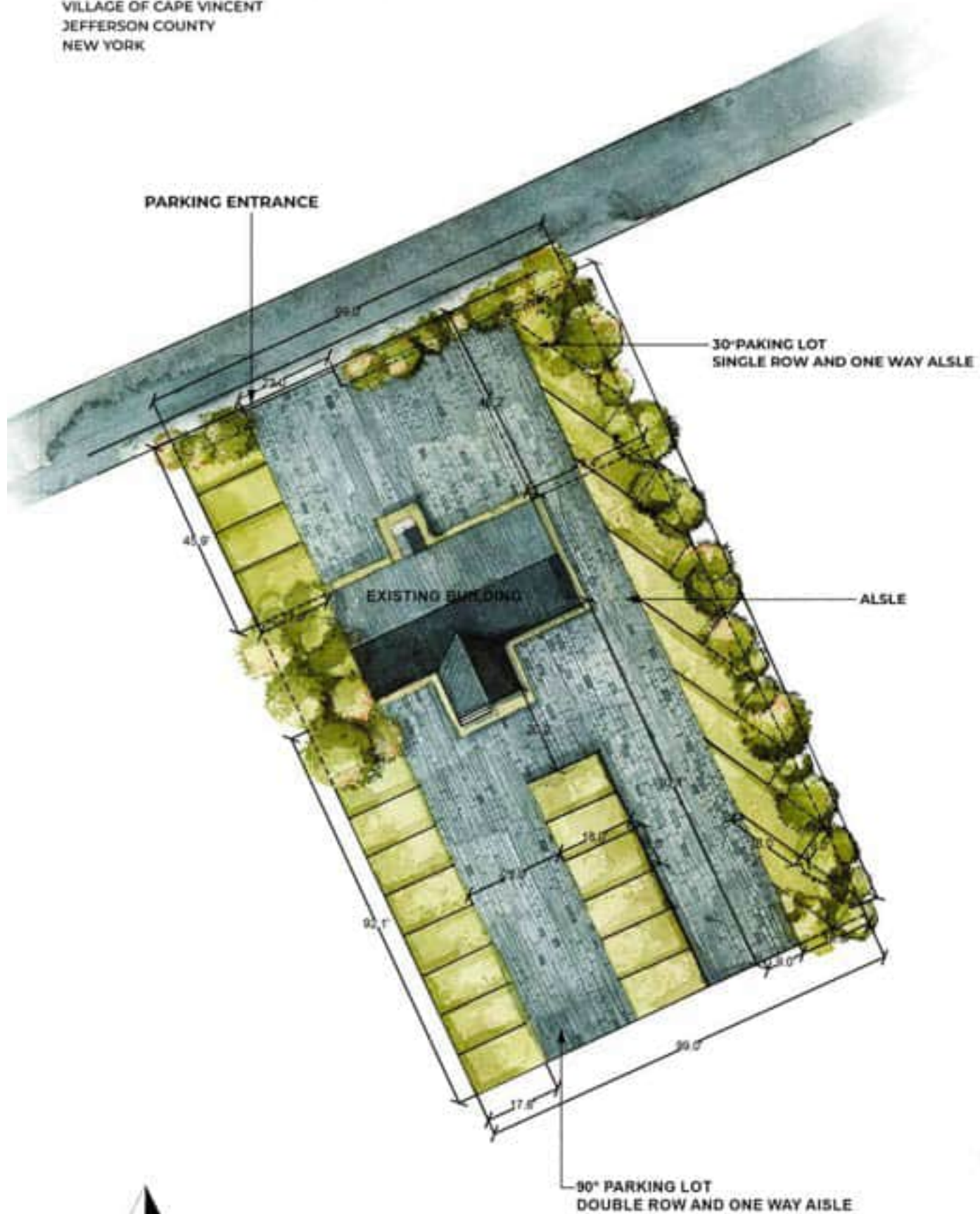
A handwritten signature in cursive script that reads "Michael Uitvlugt".

Michael Uitvlugt
Biologist

Enclosures

PARKING LAYOUT- FOR PHASE 01

VILLAGE OF CAPE VINCENT
JEFFERSON COUNTY
NEW YORK

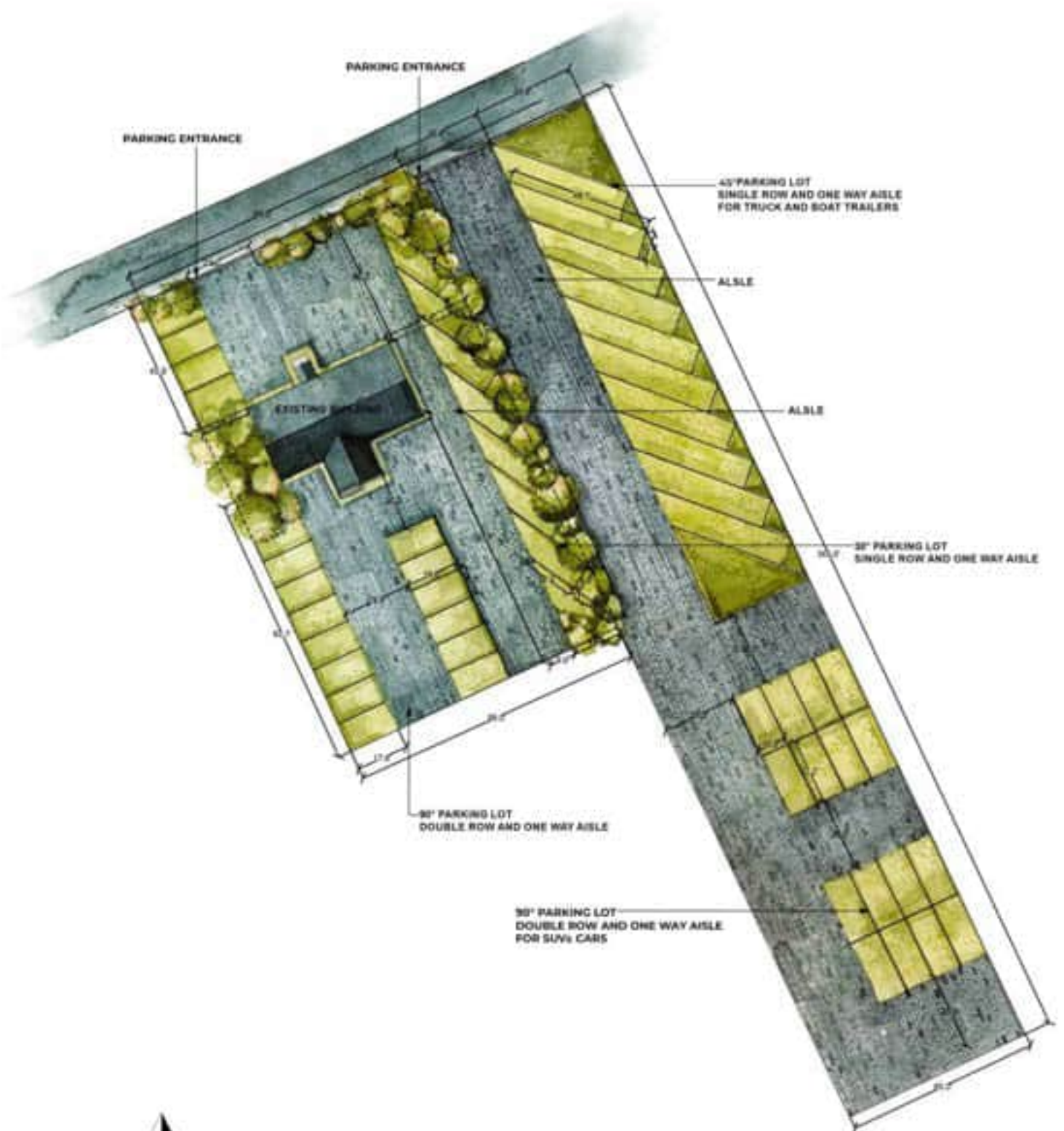


SCALE 1"=30'

PARKING EFFICIENCY = 24 SPACES

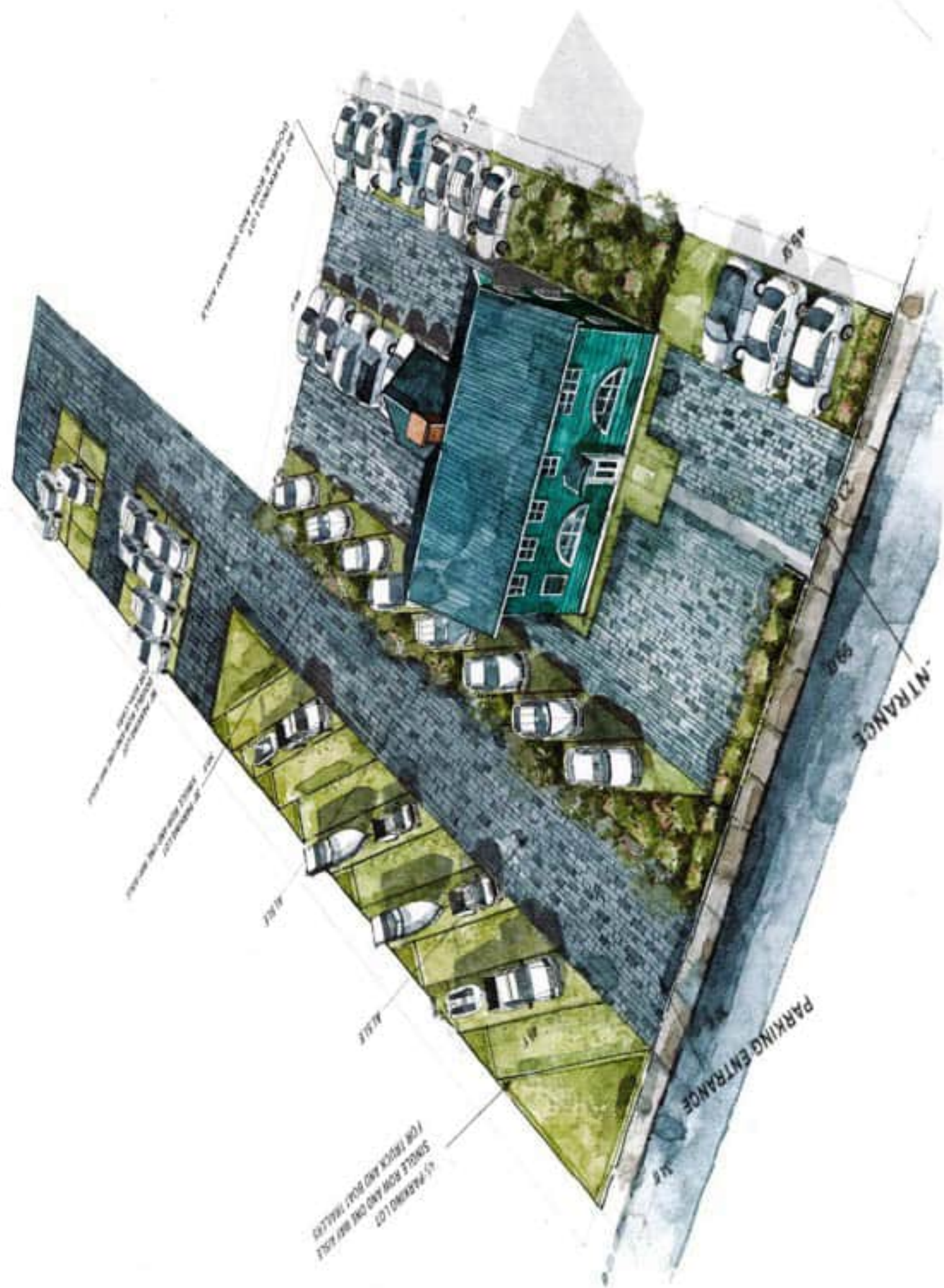
PARKING LAYOUT- FOR PHASE 02

VILLAGE OF CAPE VINCENT
JEFFERSON COUNTY
NEW YORK

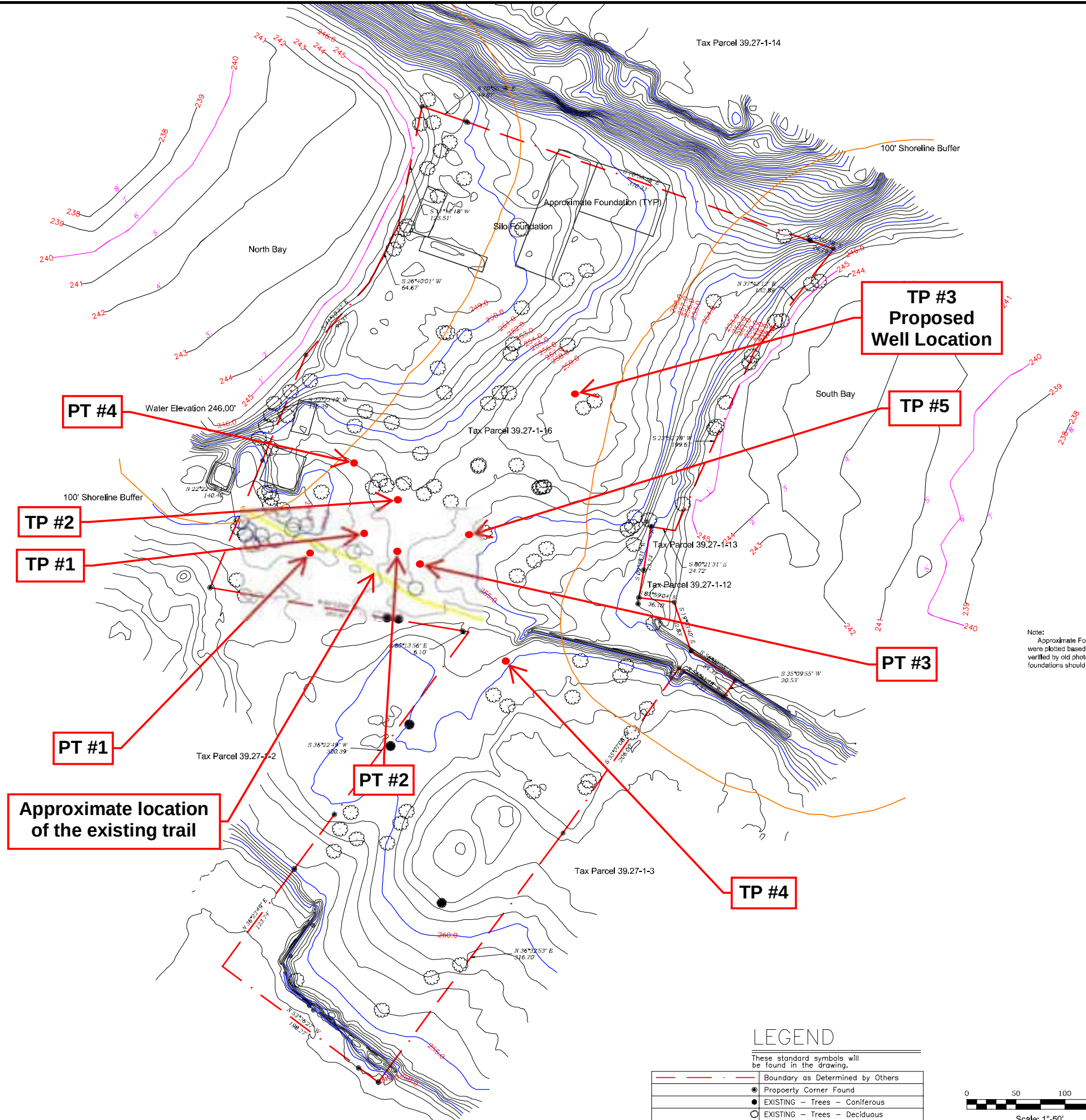


SCALE 1"=40'

PARKING EFFICIENCY = 50 SPACES



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04/09/2024 Field Data per Site Visit By A&C, Bach & Co., & Ron Clapp Test Pit and Percolation Test Locations were located via cell phone GPS by Ron Clapp on 08/07/2025. Locations were staked at time of testing.

Note:
Approximate Foundation Remains are plotted for planning purposes. Foundation remains were plotted based on LIDAR data that suggest a foundation was present. These have been verified by old photos that a building once stood in that location. The extent of the physical stone foundations should be field verified.

It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person, unless acting under the direction of a licensed Professional Engineer or Land Surveyor to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "Altered By" followed by his or her signature, date, and a specific description of alteration.

Only boundary survey maps bearing the surveyors embossed seal or blue ink stamp are genuine true and correct copies of the surveyor's original work and opinion.

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

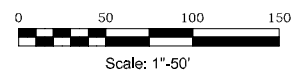
The certifications hereon are not transferable.

The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist, they are not covered by this certificate.

This property is subject to any easement or right of way or record, both public and private, to the same extent as set forth in previous conveyances.

LEGEND

---	Boundary as Determined by Others
●	Property Corner Found
●	EXISTING - Trees - Coniferous
○	EXISTING - Trees - Deciduous



Owner <i>Carleton Villa, LLC</i>			Prepared By: Matthew Carson Constance
DRAWN BY MCC	DATE 08/29/2023	Carleton Island Cape Vincent, NY Instrument Number R-2022-00013375	
APPROVED MCC	DATE 08/29/2023	Tax Lot: 39.27-1-16	
SCALE 1"=50'	SHEET 1 of 1	DRAWING NO. 23-060	
RamsHorn Land Surveying, PLLC Boundary, Topographic and Construction Surveying  478 County Route 11 Gouverneur, NY 13642 315-535-7171 matthewconstance7@gmail.com			Matthew Carson Constance, PLS NY License Number: 051067 PA License Number: SU075550

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	522 BRADLEY STREET WATERTOWN, NY 13601 TEL: (315) 782-2005 FAX: (315) 782-1472 www.AubertineCurrier.com	Project Number: <u>2023-101</u>	Date: <u>04/09/2024</u>
		Project Name: <u>Carleton Villa</u>	
		Location: <u>Carleton Island</u>	Observed By: <u>PVP, Ron Clapp, Bach & Co.</u>

INFILTRATION TEST PIT LOGS

Client	<u>Carleton Villa LLC.</u>	Date	<u>04/09/2024</u>
Weather	<u>Sunny, 55°F</u>	Datum	<u></u>
Observer	<u>PVP, Ron Clapp, Bach & Co.</u>		

Test Pit No. 1 Elevation ± 258.5' Water Water seepage at 6.5'

Depth	Moisture	W	Description
			0' – 1' Top Soil (Dark Brown)
1'			
			1' – 6' 6" Moist Loamy Sand (Light Brown)
6' 6"			Water Seepage at 6' 6"
			6' 6" to 10' Sand (Brown)
10'			

Test Pit No. 2 Elevation ± 257.5' Water No G.W.

Depth	Moisture	W	Description
			0" – 18" Top Soil (Dark Brown)
18"			
			18" – 4' 6" Moist Loamy Sand (Light Brown)
4' 6"			

Test Pit No. 3 Elevation ± 259.5' Water No G.W.

Depth	Moisture	W	Description
			0" – 10" Top Soil (Dark Brown)
10"			
			10" – 5' Silty Clay Loam (Light Brown, Mottled)
5'			
			5' – 14' 5" Sand (Brown)
14' 5"			Bed Rock @ 14' 5"

Test Pit No. 4 Elevation ± 259.5 Water No G.W.

Depth	Moisture	W	Description
			0' – 1' 6" Top Soil (Dark Brown)
1' 6"			
			Bed Rock @ 1' 6"

Test Pit No. 5 Elevation ± 256.0' Water No G.W.

Depth	Moisture	W	Description
			0" – 10" Top Soil (Dark Brown)
10"			
			10" – 4' 6" Sand (Brown)
4' 6"			
			No Bed Rock

Development Site: Carleton Villa Restoration (T/V/C): Cape Vincent County: Jefferson

Date: 04/09/2024 Tests Conducted By: PVP

Weather Conditions: Sunny

Test Hole No.	Test Hole Depth (inches)	Lot No.	Soil Profile Description and Groundwater Depth (if identified)	Presoaking Date & Time	Time	Percolation Test					
						1	2	3	4	5	6
1	24		0"-10" Top Soil (Black) 10"-24" Silty Clay (Light Brown, Mottled) No G.W. Located		End	No sand found within perc. test Hole #1. Hole was pre-soaked with no sign of percolation.					
					Begin						
					Result						
2	24		0"-12" Top Soil (Black) 12"-24" Sand (Tan) No G.W. Located		End	2:04	2:07	2:11			
					Begin	2:01	2:04	2:08			
					Result	3	3	3			
3	24		0"-10" Top Soil (Black) 10"-24" Silty Clay (Light Brown, Mottled) No G.W. Located		End	No sand found within perc. test Hole #3. Hole was pre-soaked with no sign of percolation.					
					Begin						
					Result						
4	30		0"-10" Top Soil (Black) 10"-30" Loamy Sand (Tan) No G.W. Located		End	3:28	3:46	4:05			
					Begin	3:15	3:33	3:51			
					Result	13	13	14			
					End						
					Begin						
					Result						
					End						
					Begin						
					Result						

Begin time, end time, and result in minutes for a water elevation change from 6" to 5" above the bottom of the test hole.

INSTRUCTIONS

Procedure:

- 1) At least two percolation tests shall be performed within the proposed absorption area. At least one percolation test should also be performed within the proposed absorption system expansion area.
- (2) Dig each hole with vertical sides approximately 12 inches in diameter. If an absorption field is being considered, the depth of test holes should be 24 to 30 inches below final grade or at the projected bottom of trenches in shallower/deeper systems based upon test hole evaluation. The sides of the percolation holes should be scraped to avoid smearing. Place washed aggregate in the lower two inches of each test hole to reduce scouring and silting action when water is poured into the hole.
- (3) Presoak the test holes by periodically filling the hole with water and allowing the water to seep away. This procedure should be performed for at least four hours and should begin one day before the test (except in clean coarse sand and gravel). After the water from the final presoaking has seeped away, remove any soil that has fallen from the sides of the hole.
- (4) Pour clean water into the hole, with as little splashing as possible, to a depth of six inches above the bottom of the test hole.
- (5) Observe and record the time in minutes required for the water to drop from the six-inch depth to the five-inch depth.
- (6) Repeat steps (4) and (5) a minimum of three times until the time for the water to drop from six inches to five inches for two successive tests is approximately equal (i.e., ≤ 1 min. for 1-30 min./inch, ≤ 2 min. for 31-60 min./inch). The longest time interval to drop one inch will be taken as the stabilized rate of percolation.
- (7) Percolation test results shall be consistent with soil classification and if different results are obtained for multiple holes in a proposed absorption area, the slowest stabilized rate shall be used for system design.

I _____, the undersigned certify that the percolation tests were conducted by me or under my direction in accord with the above procedure. The data and results are true and correct.

Date: _____

Signature: _____

License No. (P.E., R.A., L.S.) _____



KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

July 03, 2025

Laurie Miroff
Public Archaeology Facility
Science 1, Room 146
Binghamton University
Binghamton, NY 13902-6000

Re: USACE
Carleton (Wychoff) Villa
Town of Cape Vincent, Jefferson County, NY
24PR01912

Dear Laurie Miroff:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

OPRHP has reviewed the Phase IB archaeological survey report for the Carleton (Wychoff) Villa project (24PR01912) prepared by the Public Archaeology Facility, Consulting Archaeologists (June 2025; 25SR00274). One new site has been identified and assigned a Unique Site Number (USN):

- Utica Club 2 Site (USN 04505.000276)

Finds relating to the existing Marsh/Folger Farm Historic Site (USN 04505.000182) were also reported.

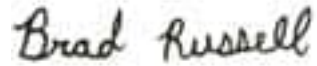
OPRHP notes that despite the history of the island and its important role in the American Revolutionary War, finds were largely restricted to later historic time periods. This may be due to much of the area serving as garden plots at the time, which would have a very limited archaeological signature.

OPRHP concurs with the report recommendation that the Marsh/Folger Farm Historic Site is Eligible for listing on the National Register of Historic Places. But that its research potential has been exhausted. No further archaeological investigation is recommended for the site.

We further concur that the newly documented Utica Club 2 Site should be avoided and that a formal Avoidance Plan be submitted for our review. If avoidance is not feasible, a Phase II archaeological investigation is recommended.

If you have any questions, I can be reached at Bradley.Russell@parks.ny.gov.

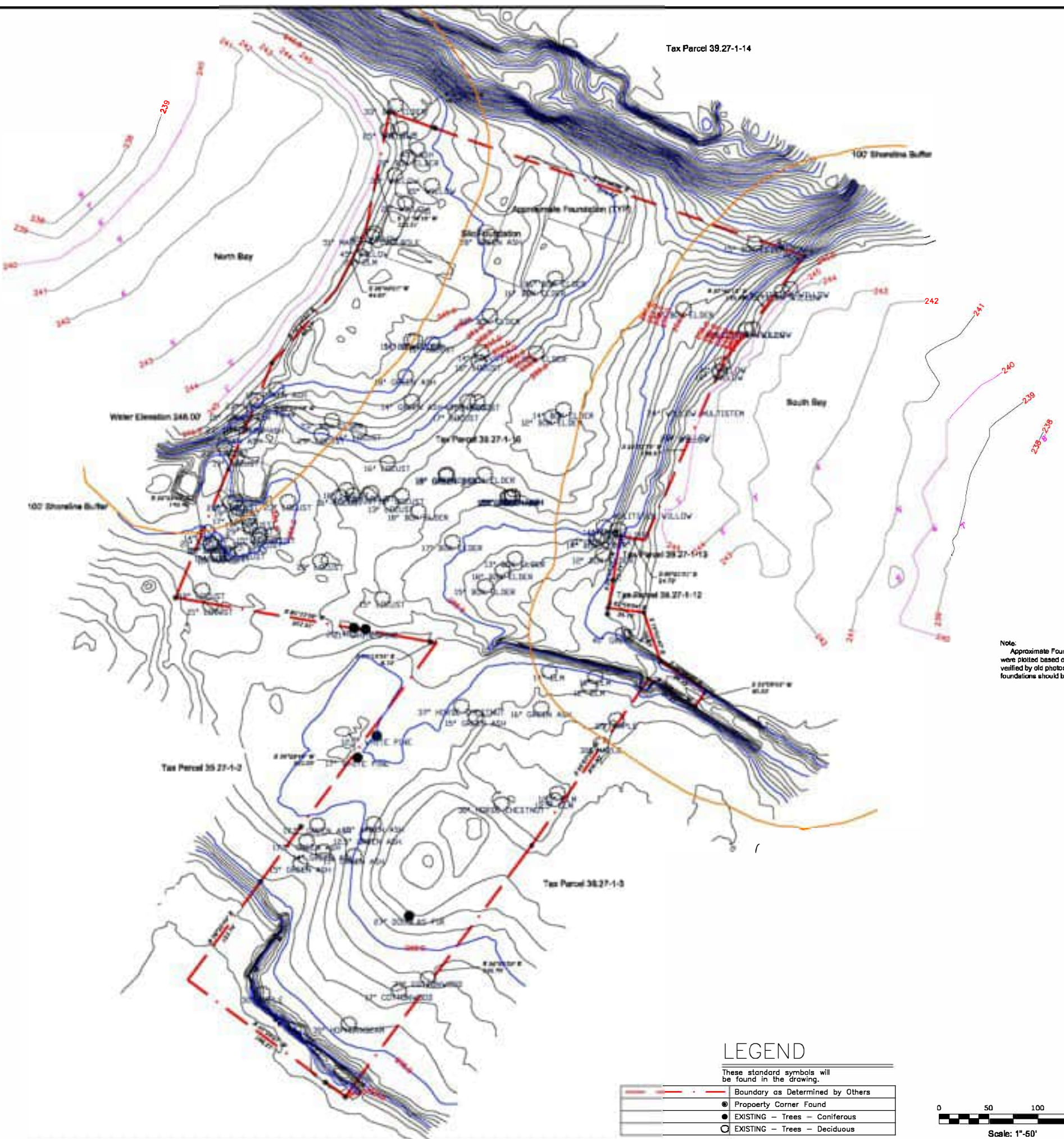
Sincerely,

A handwritten signature in dark ink that reads "Brad Russell". The script is cursive and fluid, with the first name "Brad" and last name "Russell" clearly distinguishable.

Bradley W. Russell, Ph.D.
Historic Preservation Specialist - Archaeology



Tax Parcel 39.27-1-14



Note:
Approximate Foundation Remains are plotted for planning purposes. Foundation remains were plotted based on LIDAR data that suggest a foundation was present. These have been verified by old photos that a building once stood in that location. The extent of the physical stone foundations should be field verified.

It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person, unless acting under the direction of a licensed Professional Engineer or Land Surveyor to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "Altered By" followed by his or her signature, date, and a specific description of alteration.

Only boundary survey maps bearing the surveyors embossed seal or blue ink stamp are genuine true and correct copies of the surveyor's original work and opinion.

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

The certifications hereon are not transferable.

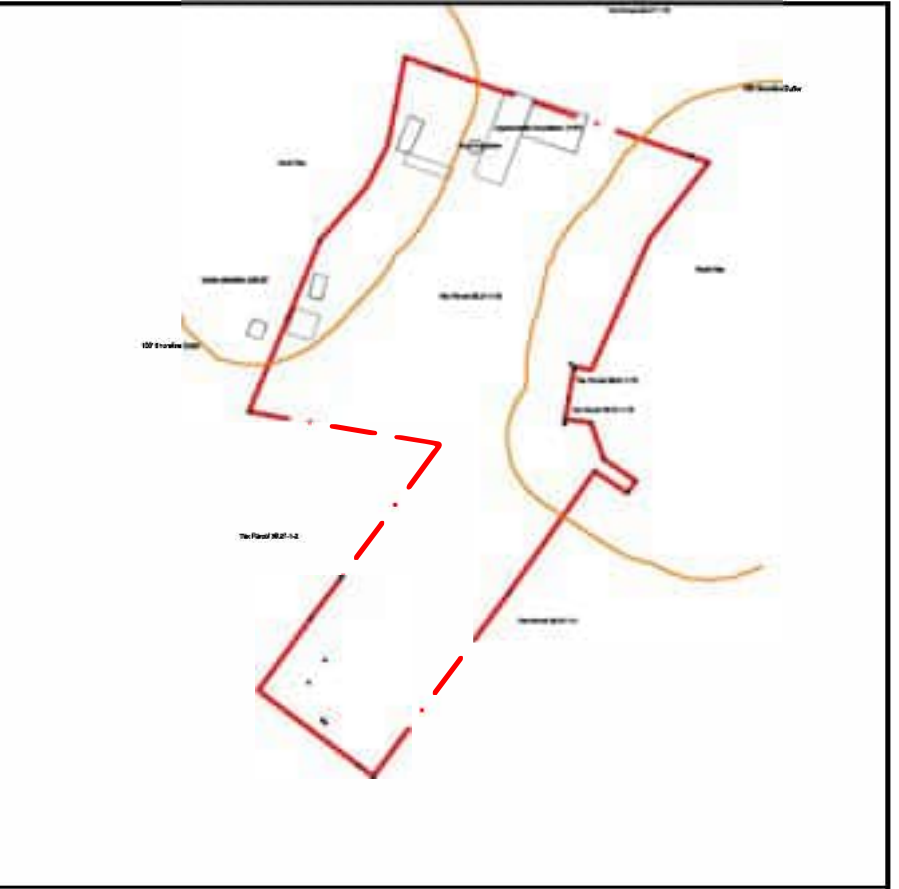
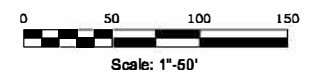
The location of underground Improvements or encroachments are not always known and often must be estimated. If any underground Improvements or encroachments exist, they are not covered by this certificate.

This property is subject to any easement or right of way or record, both public and private, to the same extent as set forth in previous conveyances.

LEGEND

These standard symbols will be found in the drawing.

---	Boundary as Determined by Others
●	Property Corner Found
●	EXISTING - Trees - Coniferous
○	EXISTING - Trees - Deciduous



Owner Carleton Villa, LLC			Prepared By: Matthew Carson Constance
DRAWN BY MCC	DATE 08/29/2023	Carleton Island Cape Vincent, NY	
APPROVED BY MCC	DATE 08/29/2023	Instrument Number R-2022-00013375 Tax Lot: 39.27-1-16	
SCALE 1"=50'	SHEET 1 of 1	DRAWING NO. 23-000	
RamsHorn Land Surveying, PLLC Boundary, Topographic and Construction Surveying  478 County Route 11 Gouverneur, NY 13642 315-535-7171 matthewconstance7@gmail.com			Matthew Carson Constance, PLS NY License Number: 051067 PA License Number: SU075550

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Memorandum

To: Carleton Villa LLC (c/o Ron Clapp)
From: Braeden Schmidt, Natural Resources Scientist
Date: September 13, 2024
Subject: Preliminary Threatened and Endangered Species Suitable Habitat Assessment Report
Carleton Villa Project
Project No.: 24007504A

Dear Mr. Clapp

In accordance with our Scope of Services, Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C. (CED) performed a Preliminary Threatened and Endangered Species Suitable Habitat Assessment of the *Carleton Villa Project* (Project) for Carleton Villa LLC (Client). The Project is located on one (1) Jefferson County Tax Parcel (Tax I.D.: 39.27-1-16, referred to as "the Property") in the Town of Cape Vincent, Jefferson County, New York (refer to Attachment A, Figure 1, Study Area Location Map). The Client requested CED to review approximately 6.8 acres of the Property (Study Area). A map that depicts the outlined Property and Study Area can be found on Figure 2, Aerial Imagery Map.

The preliminary threatened and endangered species suitable habitat assessment (Field Study) was performed by CED Scientists on August 23, 2024. The intent of the Field Study was to assess habitat within the Study Area in relation to potential threatened and/or endangered species that may be located within the Study Area.

Preliminary Threatened and Endangered Species Suitable Habitat Study Results

The Study Area was reviewed using the United States Fish and Wildlife Service (USFWS) online Information, Planning and Consultation System (IPaC) and an Official Species List was obtained on August 21, 2024 (Project Code: 2024-0133644). The Official Species List identified two (2) federally endangered, threatened and/or candidate species that may potentially occur within the Study Area including:

- Tricolored bat (*Perimyotis subflavus*); federally proposed endangered,
- Monarch butterfly (*Danaus plexippus*); federal candidate.

There is no USFWS designated critical habitat located within the within the Property under the New York Ecological Services Field Office's jurisdiction (refer to Attachment B, Threatened and Endangered Species Review).

According to the New York State Department of Conservation (NYSDEC) Environmental Resource Mapper (ERM) the Study Area is located within a “Rare Plants and Rare Animals” Layer and/or within a “Significant Natural Communities” Layer, indicating that there are known records of federal or state listed threatened or endangered species within the Study Area (refer to Attachment B). A *Project Screening Request* was submitted to New York Natural Heritage Program (NYNHP) on August 21, 2024. Please note a response from NYNHP is currently pending and may take up to four (4) to six (6) weeks. Once a response is received, this report will be updated accordingly.

The NYSDEC Environmental Assessment Form (EAF) was consulted, and indicated the presence of endangered or threatened species, along with the following two (2) state endangered, threatened or species of concern that may occur in or within the vicinity of the Study Area:

- Indiana Bat (*Myotis sodalis*); state endangered,
- Bald Eagle (*Haliaeetus leucocephalus*); state threatened,

The Species Conclusion Table (Table 1) below provides a description of suitable habitat, summary of field results, and a brief explanation for CED’s effect determination and rationale regarding the Project’s effect on each species. Please see Attachment C for NYSDEC clearance letter for Bald Eagle and Indiana Bat. For reasons described in Table 1, we concluded that the Project is not likely to adversely affect federally listed species. Representative Photographs of suitable habitat for each of the listed species are located in Attachment D.

If you have any questions or require additional information, please contact me by phone at 585-498-7821 or email me at Braeden.schmidt@collierseng.com.

Braeden Schmidt

Braeden Schmidt
Natural Resources Scientist | Northeast Natural Resources

Attachments:

- Attachment A: Figures
 - Figure 1. Study Area Location Map
 - Figure 2. Aerial Imagery Map
- Attachment B: Threatened and Endangered Species Review
- Attachment C: NYSDEC Clearance Letter for Bald Eagle and Indiana Bat
- Attachment D: Representative Suitable Habitat Photographs

Table 1: Species Conclusion Table

Common Name	Scientific Name	Suitable Habitat	Listing Status ¹	Critical Habitat Present within Study Area	Suitable Habitat Present Within the Study Area?	Effect Determination ²
Mammals						
Indiana bat	<i>Myotis sodalis</i>	Spends the winter months in caves and mines. Pregnant females and most males roost in hollow trees or behind loose plates of bark of living and dead trees during summer. Forages at night in the canopy of forests.	SE	No – Not Designated	Yes	May affect but not adversely affect; Suitable summer habitat is present within the Study Area. According to the NYNHP database, the Study Area is located within the vicinity of bats listed as endangered and/or threatened. A <i>Project Screening Request</i> was submitted to NYNHP on August 21, 2024. A response from NYNHP may take up to four (4) to six (6) weeks. The project has received a letter of clearance from NYSDEC stating “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” (Attachment C).
Tricolored bat	<i>Perimyotis subflavus</i>	Unfragmented forested stands of mature trees near perennial streams and riparian areas. Roost in tree foliage, dead or alive, often in clumps of lichen. Also roost in caves, mines, and rock crevices. Hibernate in caves, mines, and tunnels, especially those near forests.	FPE	No - Not Designated	Yes	N/A; Species is not currently afforded legal protection but is proposed endangered. Although not required at this time, we encourage project proponents to accomplish all tree cutting/clearing of this species suitable foraging and roosting habitat outside of its active season. A <i>Project Screening Request</i> was submitted to NYNHP on August 21, 2024. A response from NYNHP may take up to four (4) to six (6) weeks.
Birds						
Bald eagle	<i>Haliaeetus leucocephalus</i>	Found near large bodies of water (rivers, lakes, and marshes), and prefers complex forested habitats, perching on deciduous/coniferous trees. They feed on fish and small mammals, in addition to waterfowl. During the winter, bald eagles will perch in tall trees near open water spotting for prey and night roosts.	ST	No - Not Designated	Yes	May Affect but not adversely affect; The Study Area is adjacent to a large waterbody (St. Lawrence River) in addition to forested habitat which may serve as potential foraging and roosting habitat respectively. It is expected that bald eagles may periodically occur in or within the vicinity of the Study Area. Project proponents have received a letter of clearance from NYSDEC stating that the known Bald Eagle nest is sufficiently buffered at this location (Attachment C).
Insects						
Monarch butterfly	<i>Danaus plexippus</i>	Prairies, meadows, grasslands and along roadsides with milkweed.	FC	No – Not Designated	Yes	N/A; Species is a candidate for listing and is not protected under the Endangered Species Act.

Notes

1. FPE = Federally Proposed Endangered; FC = Federal Candidate; SE = State Endangered; ST = State Threatened.

2. Effect determination should be considered with each iteration of Project Design.

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Attachment A | Figures

Carleton Villa LLC Carleton Villa Project

STUDY AREA
LOCATION MAP

Fig. 1

2,000
Feet



Town of Cape Vincent, Jefferson County, New York



Carleton Villa LLC Carleton Villa Project

AERIAL IMAGERY
MAP

Fig. 2

200
Feet



Town of Cape Vincent, Jefferson County, New York



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Attachment B | Threatened and Endangered Species Review



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

In Reply Refer To:
Project Code: 2024-0133644
Project Name: Carleton Villa Project

08/21/2024 20:25:41 UTC

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: 2024-0133644
Project Name: Carleton Villa Project
Project Type: New Constr - Above Ground
Project Description: Wetland delineation and threatened and endangered species habitat assessment

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.168906449999994,-76.3085880979427,14z>



Counties: Jefferson County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 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.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, 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
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	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: Colliers Engineering and Design

Name: Braeden Schmidt

Address: 280 E Broad St #200, Rochester, NY 14604

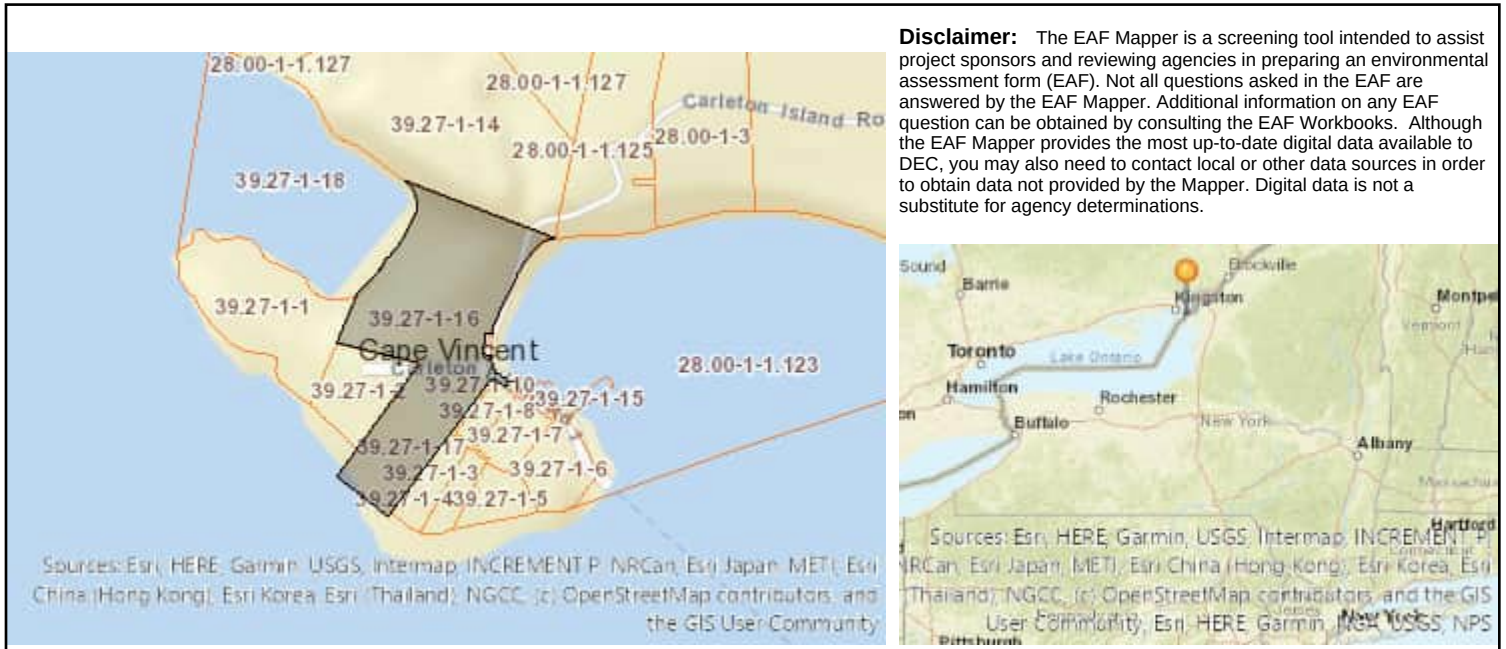
City: Rochester

State: NY

Zip: 14604

Email: braeden.schmidt@collierseng.com

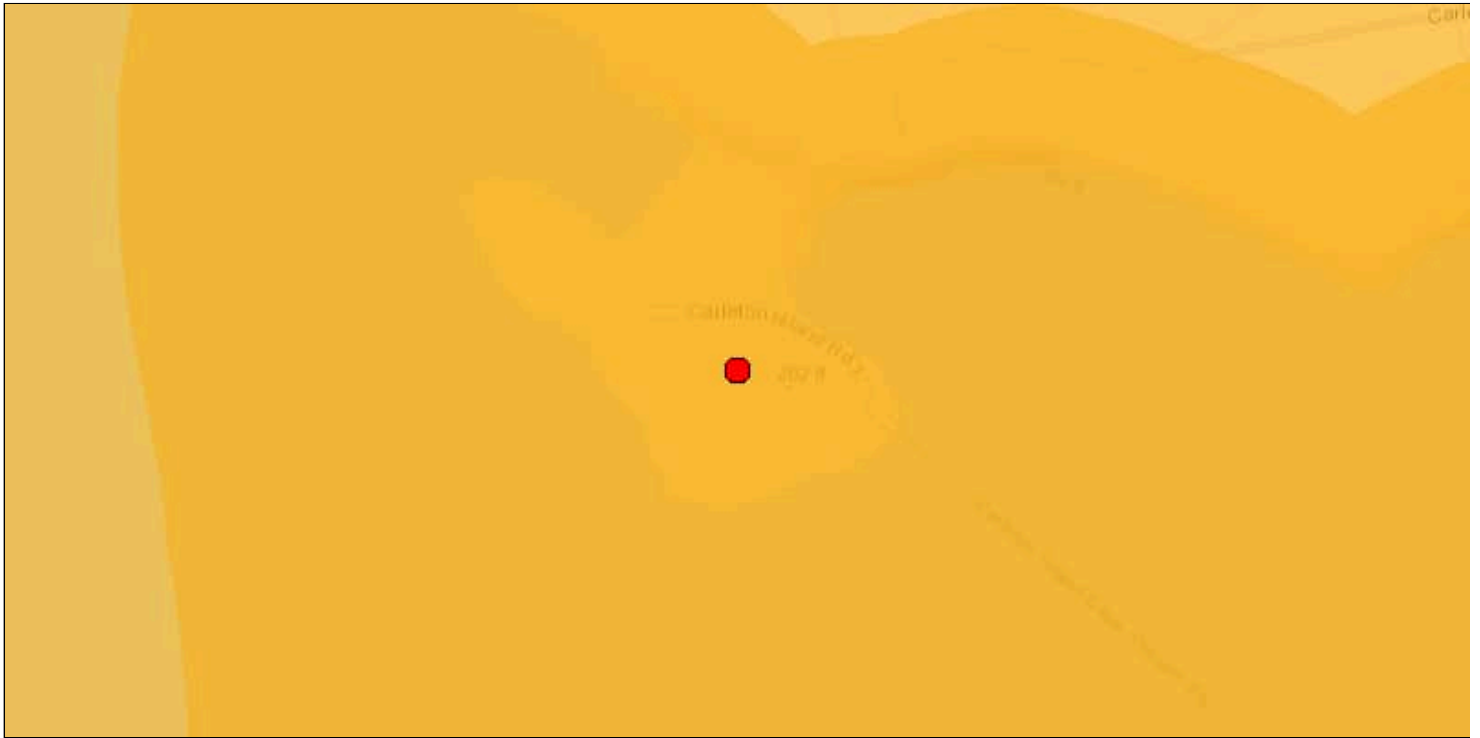
Phone: 5854987821



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

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	Easting:	395406.7802625517	Northing:	4891392.172245845
Longitude/Latitude	Longitude:	-76.30827763374366	Latitude:	44.1682569794436

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



Engineering
& Design

Attachment C | NYSDEC Clearance Letter for Bald Eagle and Indiana Bat

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

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:

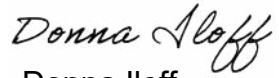
1. Article 15 permitting may be required for the docking facility and any shoreline work.
2. The project will require Construction Stormwater Permit coverage.
3. A SPDES permit for the proposed onsite wastewater system will be required. The SPDES application forms and additional information can be found 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.

Sincerely,

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

Donna Iloff
Program Aide
Region 6

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Attachment D | Representative Suitable Habitat Photographs



Photo 1: Suitable habitat present for the Indiana Bat. View facing south.



Photo 2: Suitable habitat present for the Tricolored Bat. View facing west.

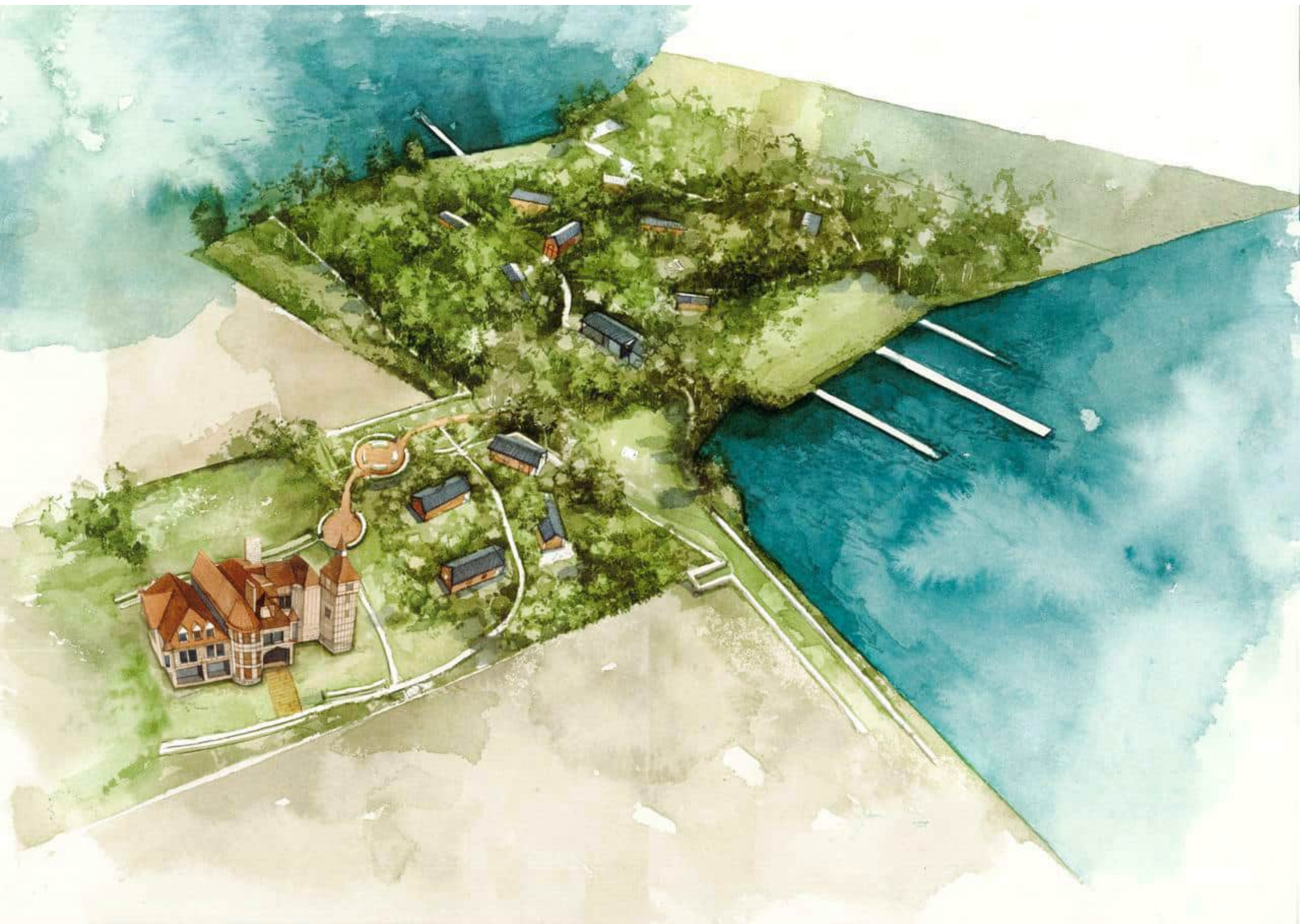


Photo 3: Suitable habitat present for the Bald Eagle. View facing east.



Photo 4: Suitable habitat present for Monarch Butterfly. View facing southwest.

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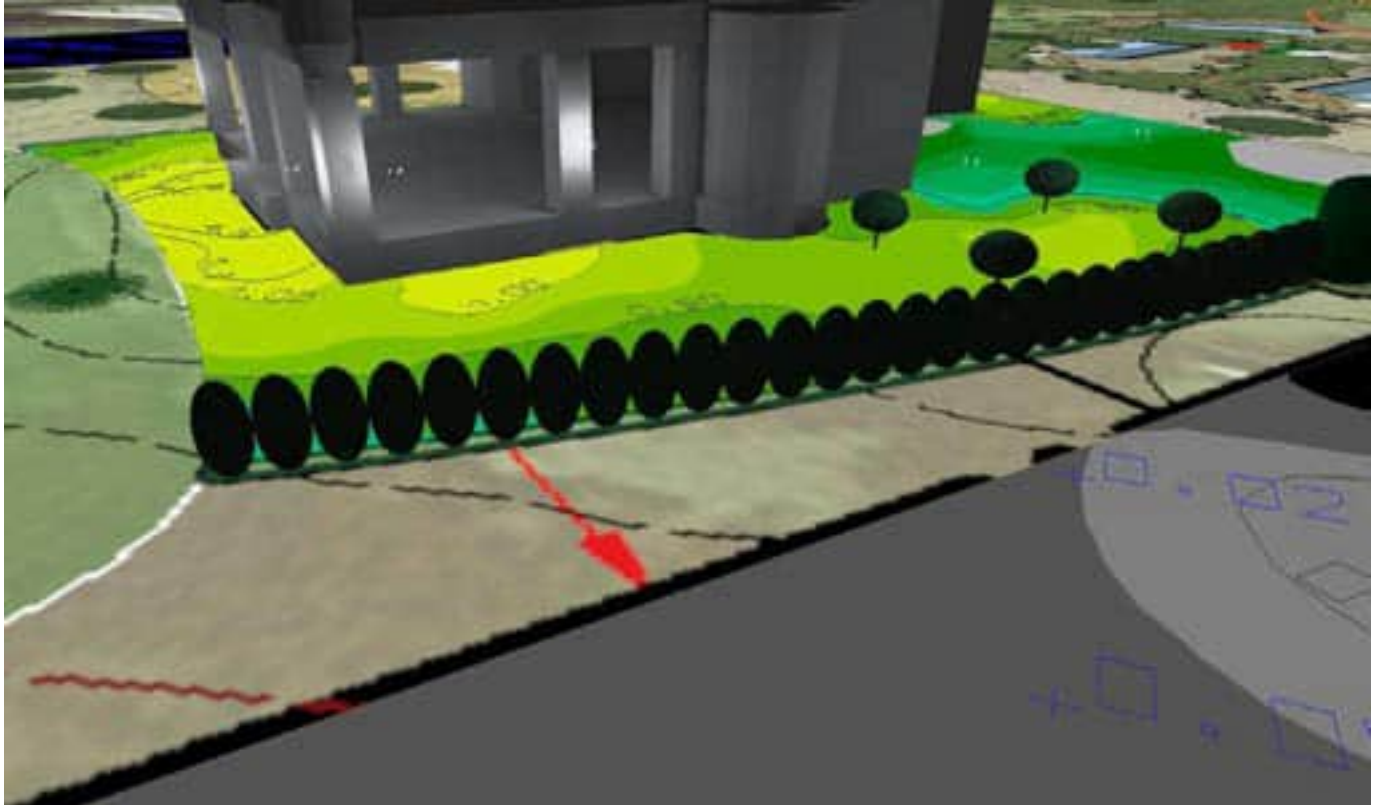












**CARLETON VILLA
LIGHTING SIMULATION REPORT
2025-0401-LR**

3177 Carleton Island Rd1 Cape Vincent, NY 13618

Revision:	B
Date:	2025 05 04
Prepared by:	IS
Checked by:	RI

Table of Contents

Cover 1

Table of Contents 2

Luminaire list 3

Flickering Flames Solar Sconce Lights Outdoor 4

SL-SBL-2W-27K-BK-G1 5

Philips - 5.5W BA11 2700K 6

Calculation objects 7

CARLETON VILLA / Perpendicular illuminance 9

DOCKS / Perpendicular illuminance 10

CABINS2 / Perpendicular illuminance 11

CABINS1 / Perpendicular illuminance 12

CANOE/KAYAK DOCK / Perpendicular illuminance 13

SPILL LIGHTING / Perpendicular illuminance 14

DATA SHEET SL-SBL-2W-27K-BK-G1 15

DATA SHEET 5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20 17

Luminaire list

Φ_{total} 25995 lm	P_{total} 276.1 W	Luminous efficacy 94.2 lm/W
-----------------------------------	-------------------------------	--------------------------------

pcs.	Manufacturer	Article name	P	Φ	Luminous efficacy	Pic.
12	SOLERA	SL-SBL-2W-27K-BK-G1	1.8 W	221 lm	122.5 lm/W	
9	BEACHWATER POOL & SPA	Flickering Flames Solar Sconce Lights Outdoor	2.0 W	200 lm	100.0 lm/W	
2	Lamps Plus	Casa Marseille 99 3/4" High Bronze Post Light 4xE12 (candelabra base)				1
8	Philips	5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20	5.5 W	501 lm	91.0 lm/W	
9	Lamps Plus	John Timberland Casa Marseille 21 3/4" High Bronze Outdoor Wall Light 3xE12 (candelabra base)				2
27	Philips	5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20	5.5 W	501 lm	91.0 lm/W	
2	Lamps Plus	Casa Marseille 27" High Bronze Post Light with Pier Mount Adapter 4xE12 (candelabra base)				3
8	Philips	5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20	5.5 W	501 lm	91.0 lm/W	



Pic. 1



Pic. 2



Pic. 3

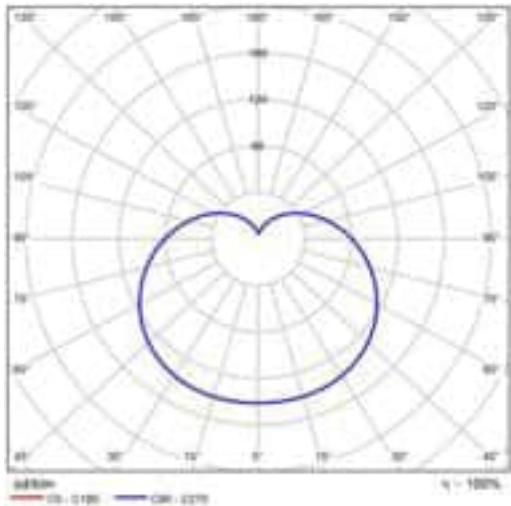
NOTE:

Casa Marseille and John Timberland Casa Marseille fixtures are supplied without light bulbs. Therefore, Philips bulbs with an E12 candelabra base are recommended for use.

Flickering Flames Solar Sconce Lights Outdoor



P	2.0 W
Φ_{Lamp}	200 lm
$\Phi_{Luminaire}$	200 lm
η	100.00 %
Luminous efficacy	100.0 lm/W
CCT	3000 K
CRI	100

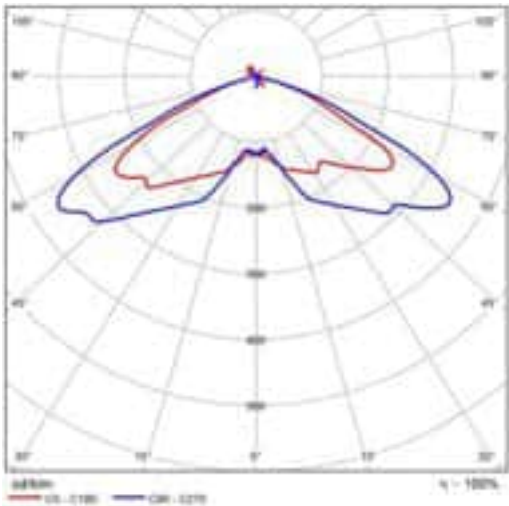


Polar LDC

SL-SBL-2W-27K-BK-G1



P	1.8 W
Φ_{Lamp}	221 lm
$\Phi_{Luminaire}$	221 lm
η	100.00 %
Luminous efficacy	122.5 lm/W
CCT	3000 K
CRI	100



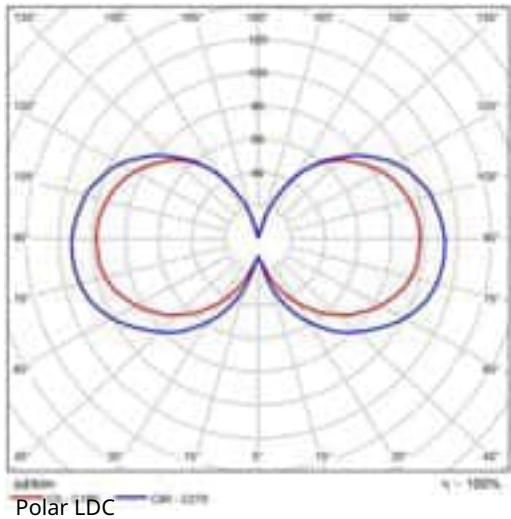
Polar LDC

NOTE: REFER TO PAGE 14 FOR FIXTURE DATASHEET.

Philips - 5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20



P	5.5 W
Φ_{Lamp}	500 lm
$\Phi_{Luminaire}$	501 lm
η	100.10 %
Luminous efficacy	91.0 lm/W
CCT	3000 K
CRI	100



Calculation objects

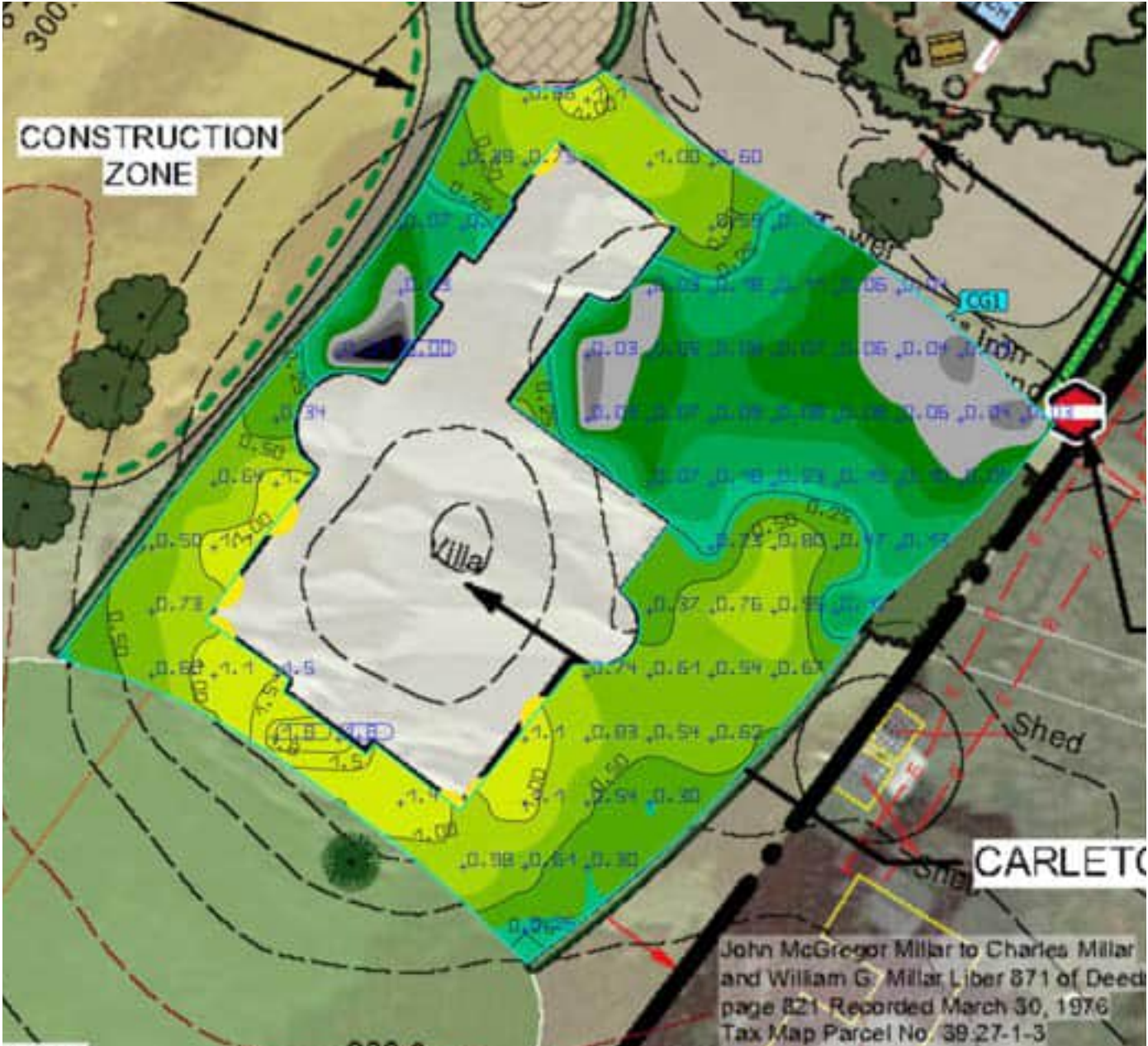


Calculation objects

Calculation surfaces

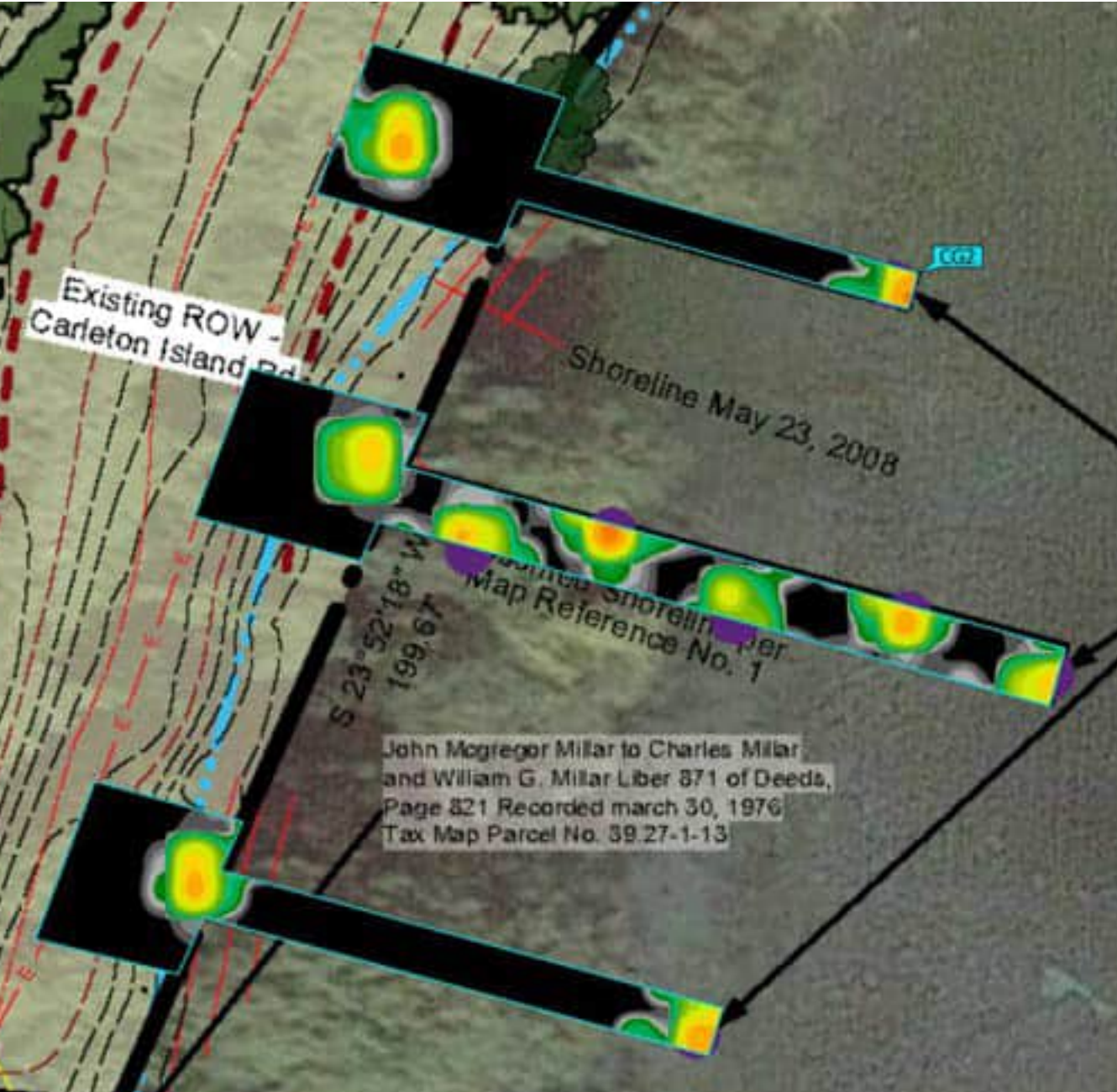
Properties	$\bar{E}$	$E_{\min}$	$E_{\max}$	$\bar{E}/E_{\min}$	$E_{\max}/E_{\min}$	Index
CARLETON VILLA Perpendicular illuminance Height: 0.000 ft	0.46 fc	0.002 fc	1.82 fc	248	980	CG1
DOCKS Perpendicular illuminance Height: 0.000 ft	0.29 fc	0.000 fc	6.53 fc	-	-	CG2
CABINS2 Perpendicular illuminance Height: 0.000 ft	0.093 fc	0.027 fc	0.21 fc	3.39	7.59	CG3
CABINS1 Perpendicular illuminance Height: 0.000 ft	0.14 fc	0.009 fc	0.46 fc	15.3	52.6	CG4
CANOE/KAYAK DOCK Perpendicular illuminance Height: 0.000 ft	0.43 fc	0.000 fc	6.33 fc	-	-	CG5
SPILL LIGHTING Perpendicular illuminance Height: 0.000 ft	0.007 fc	0.000 fc	0.032 fc	-	-	CG6

CARLETON VILLA



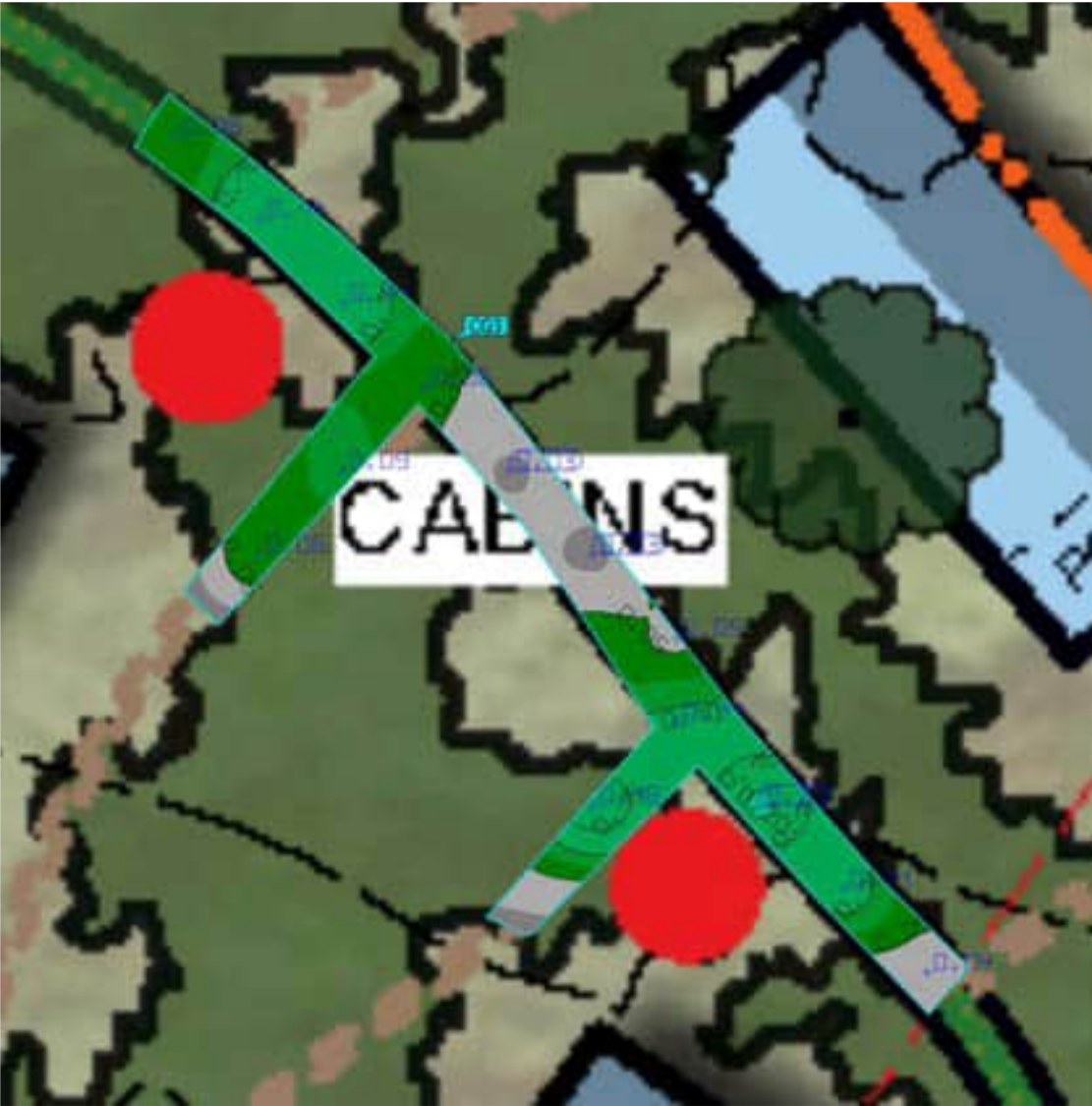
Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
CARLETON VILLA Perpendicular illuminance Height: 0.000 ft	0.46 fc	0.002 fc	1.82 fc	248	980	CG1

DOCKS



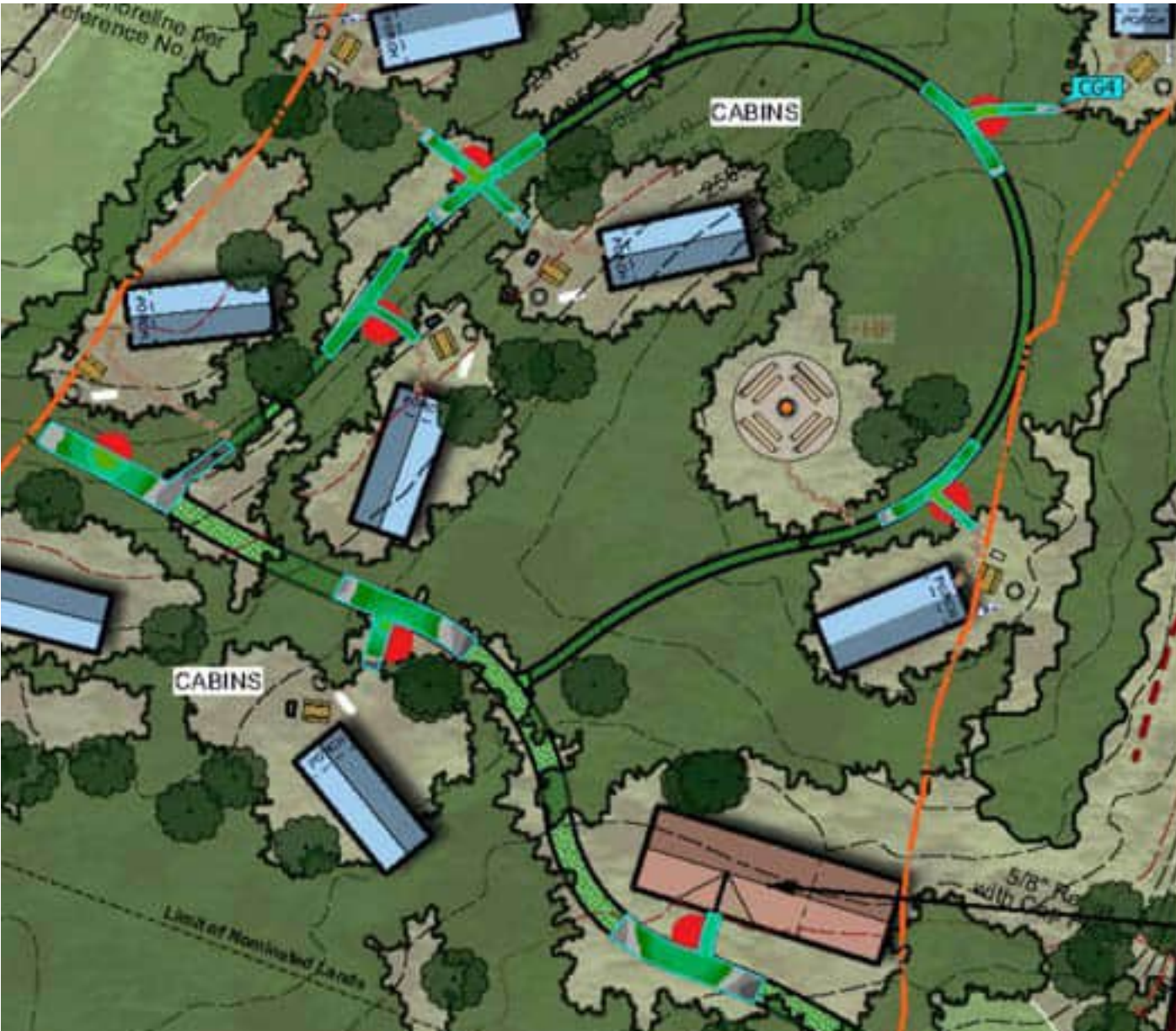
Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
DOCKS Perpendicular illuminance Height: 0.000 ft	0.29 fc	0.000 fc	6.53 fc	-	-	CG2

CABINS2



Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
CABINS2 Perpendicular illuminance Height: 0.000 ft	0.093 fc	0.027 fc	0.21 fc	3.39	7.59	CG3

CABINS1



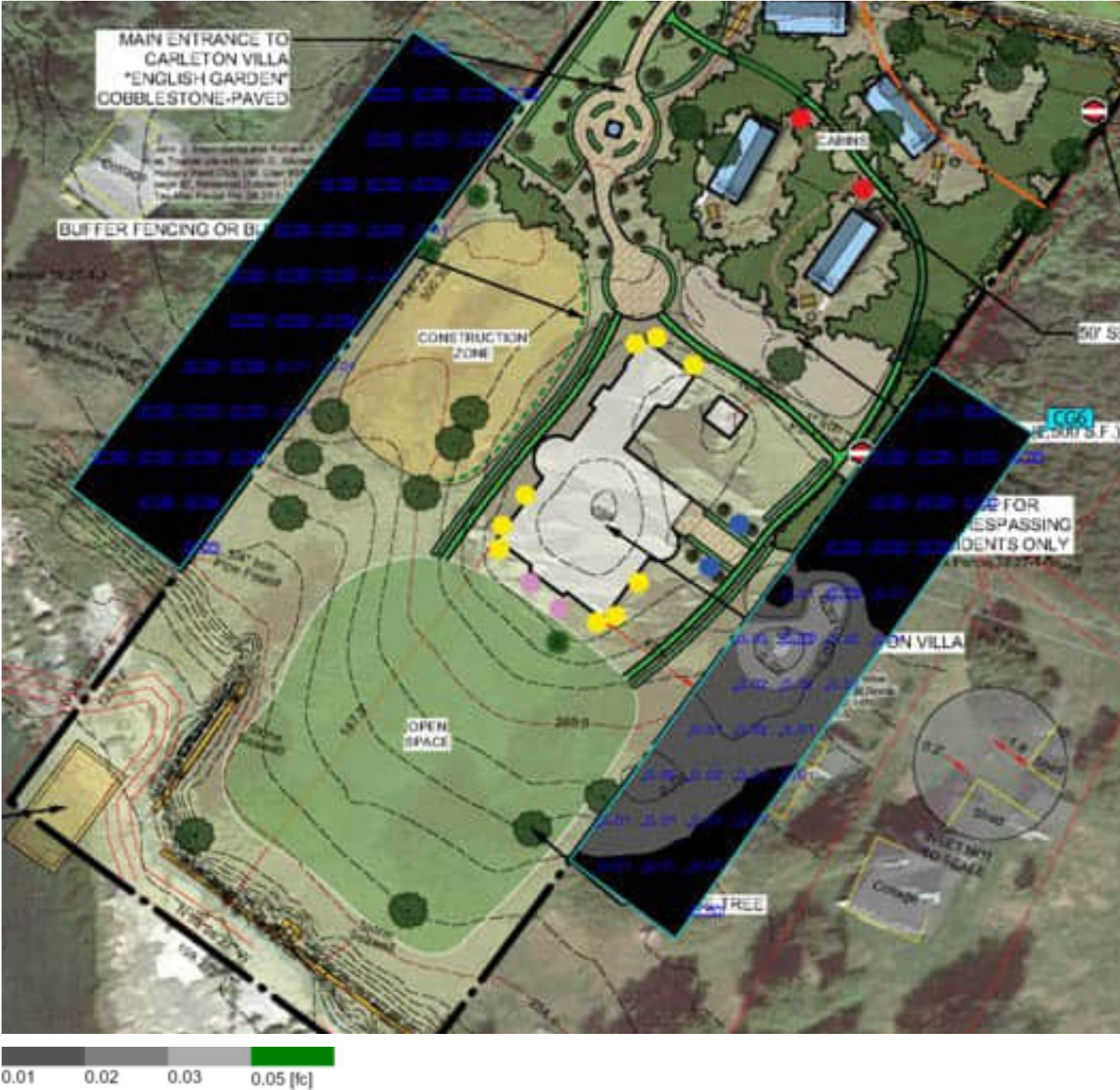
Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
CABINS1 Perpendicular illuminance Height: 0.000 ft	0.14 fc	0.009 fc	0.46 fc	15.3	52.6	CG4

CANOE/KAYAK DOCK



Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
CANOE/KAYAK DOCK Perpendicular illuminance Height: 0.000 ft	0.43 fc	0.000 fc	6.33 fc	-	-	CG5

SPILL LIGHTING



Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
SPILL LIGHTING Perpendicular illuminance Height: 0.000 ft	0.007 fc	0.000 fc	0.032 fc	-	-	CG6



The Solera Solar Bollard Light features an all-in-one design. The solar panel and battery are built into the LED fixture. No need for a power source, which eliminates the need for trenching or wiring. The battery can support 2-3 nights

- Comparable to 30W Halogen bollard.
- Efficient operation gives 12 hours of 100% brightness with one charge.
- Aluminum housing can withstand harsh outdoor elements.
- Super simple installation with all-in-one design.
- Advanced new LiFePO4 battery lasts at least 2000 charge cycles and is replaceable.
- Perfect for pathways, waterfronts, parks, schools and more.
- Dimensions: 8.3 (top) x 29.9 x 7.5 x 10.2 in. (base)
- See pg. 2 for photometrics.



BATTERY
CHARGE TIME



BATTERY
CHARGING TEMP



REPLACEABLE
BATTERY



BATTERY LIFE



BEAM ANGLE



-4°F TO 140°F
OPERATING TEMP



100,000hrs
RATED LIFE

PART #	UPC	COMPARES TO	LUMENS	COLOR	LISTINGS
SL-SBL-2W-27K-BK-G1	844006073756	30W HALOGEN	266	2700K	CE FC
SL-SBL-2W-40K-BK-G1	844006090036			4000K	

OPERATING MODE | DUSK TO DAWN

Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com



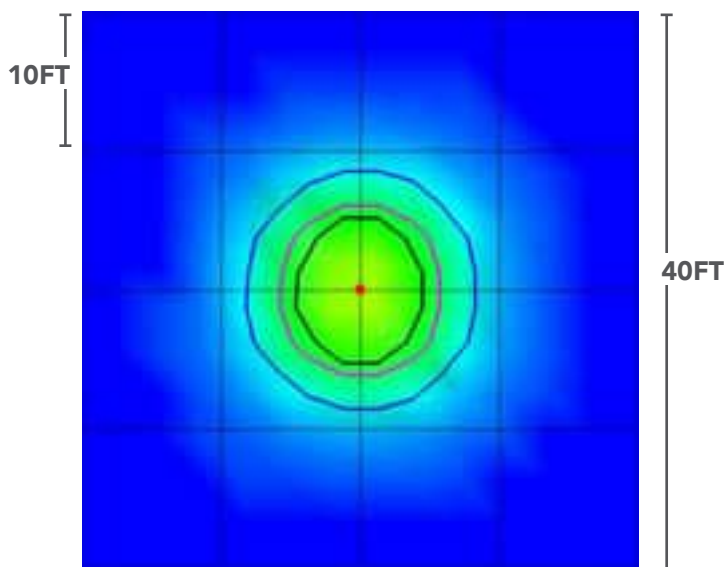
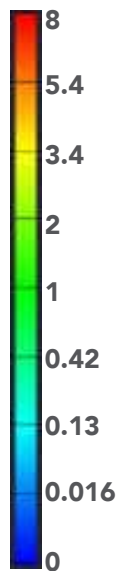
solera-solar.com



PHOTOMETRICS

FOOT CANDLES	ISO-LINE COLOR	
1 FC	BLACK	
0.5 FC	MAGENTA	
0.1 FC	BLUE	

ILLUMINANCE (FC)



Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com





LED B11

5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20

Philips LED B11 candles offer energy saving ambiance with the elegant effect of incandescent candles. These designs provides light in an omnidirectional manner, giving lighting designers a long life alternative to standard incandescent sources.

Product data

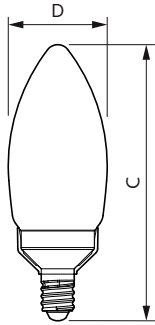
General Information		Starting Time (Nom)		0.5 s
Cap-Base	E12 [Candelabra Screw]	Warm-up time to 60% light		0.5 s
Nominal lifetime	15,000 hour(s)	Power Factor (Fraction)		0.75
Switching Cycle	20,000	Voltage (Nom)		120 V
Rated Lifetime (Hours)	15,000 hour(s)	Temperature		
Lighting Technology	LED	T-Case Maximum (Nom)		140 °F
EU RoHS compliant	Yes	Controls and Dimming		
Light Technical		Dimmable		
Color Code	927-922 [CCT of 2700K-2200K]	Yes		
Luminous Flux	500 lumen	Mechanical and Housing		
Color Designation	Warm Glow(WG)	Bulb Finish		
Correlated Color Temperature (Nom)	2700 2200 K	Clear		
Luminous Efficacy (rated) (Nom)	90.00 lm/W	Bulb Material		
Color Consistency	<4	Glass		
Color rendering index (CRI)	90	Bulb Shape		
LLMF At End Of Nominal Lifetime (Nom)	70 %	B11 [B 35mm]		
Operating and Electrical		Approval and Application		
Line Frequency	50 to 60 Hz	Energy Consumption kWh/1000 h		
Input Frequency	50 to 60 Hz	- kWh		
Power Consumption	5.5 W	Energy Certifications		
Lamp Current (Nom)	60 mA	Energy Star		
Wattage Equivalent	60 W	EyeComfort		
		Yes		
		Product Data		
		Order product name		
		5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20		
		Order code		
		549337		

LED B11

Numerator - Quantity Per Pack	1
Numerator - Packs per outer box	10
Material Nr. (12NC)	929002204504
Full product name	5.5B1/PER/927-922/CL/G/E12/WGX 1FB T20

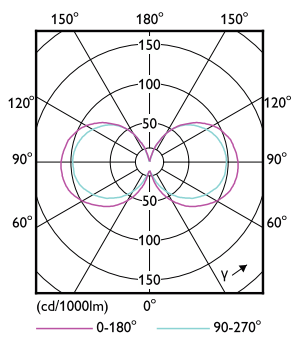
EAN/UPC - Case	50046677549331
EAN/UPC - Product/Case	046677549336

Dimensional drawing

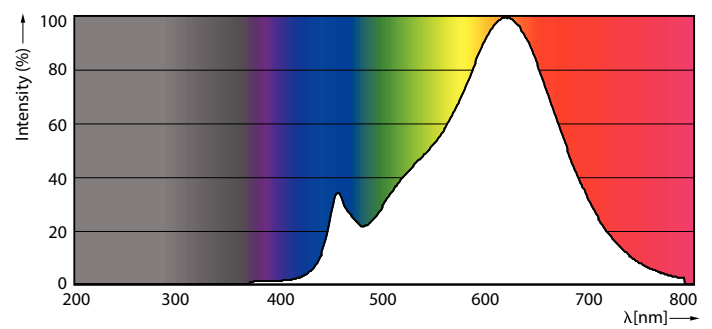


Product	D	C
5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20	1-3/8 inch	3-15/16 inch

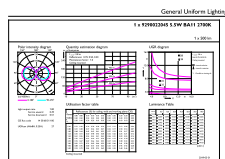
Photometric data



Light Distribution Diagram - 5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20



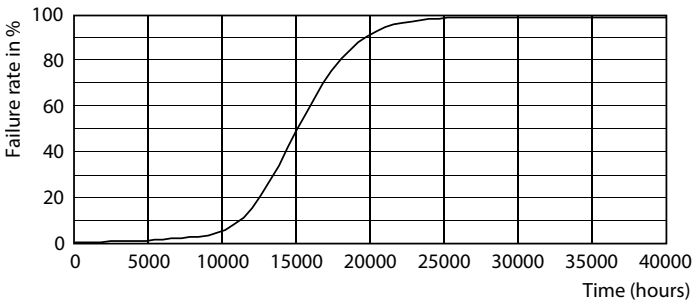
**Spectral Power Distribution Colour - 5.5B11/PER/927-922/CL/G/E12/WGX
1FB T20**



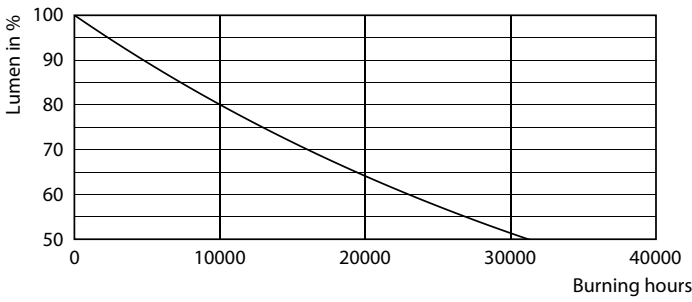
General uniform lighting - 5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20

LED B11

Lifetime



Life Expectancy Diagram - 5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20

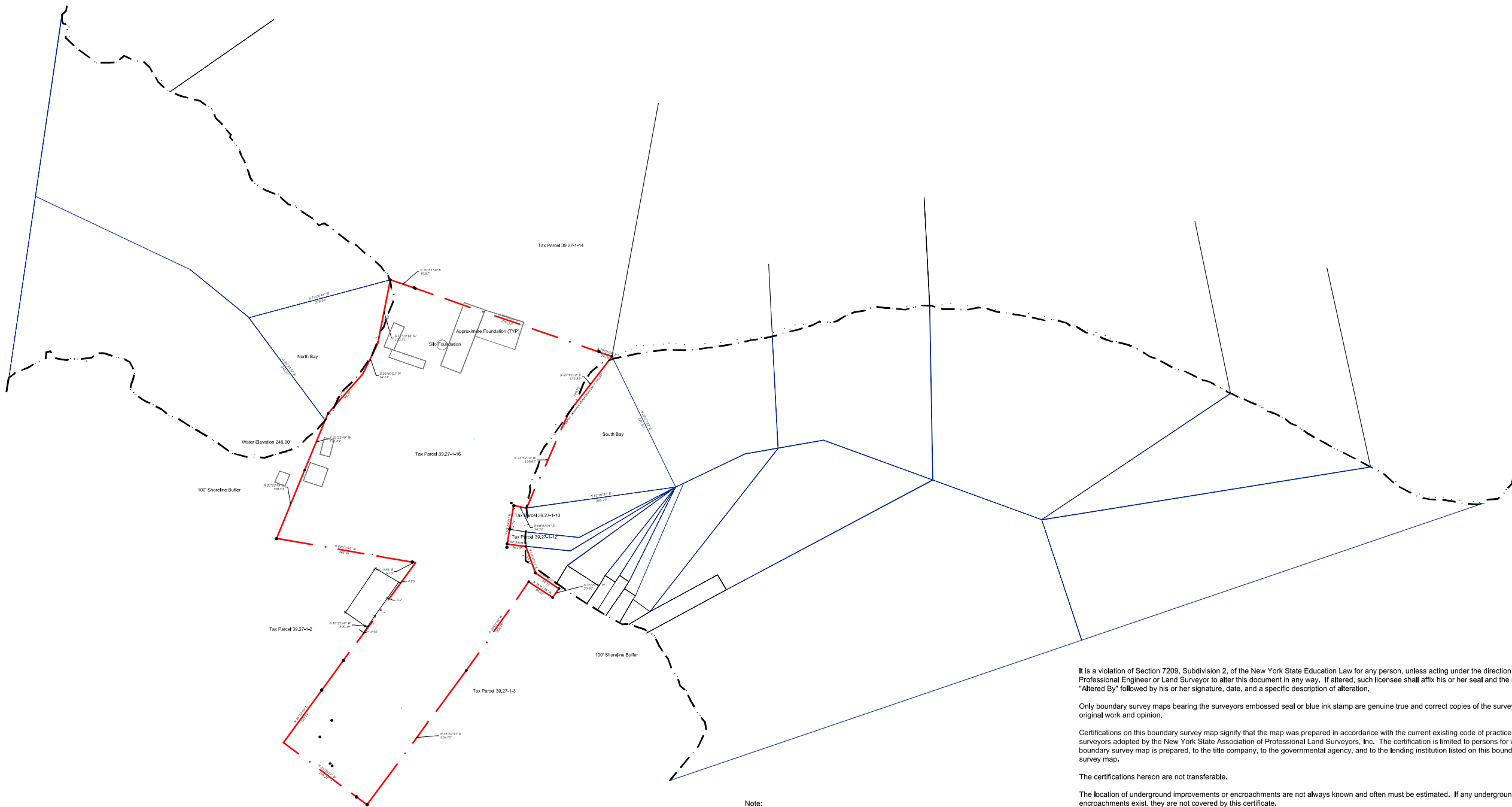


Lumen Maintenance Diagram - 5.5B11/PER/927-922/CL/G/E12/WGX 1FB T20



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Map showing boundaries of Lands underwater
Determined using the Perpendicular Method



Note:
Approximate Foundation Remains are plotted for planning purposes. Foundation remains were plotted based on LIDAR data that suggest a foundation was present. These have been verified by old photos that a building once stood in that location. The extent of the physical stone foundations should be field verified.

It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person, unless acting under the direction of a licensed Professional Engineer or Land Surveyor to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "Altered By" followed by his or her signature, date, and a specific description of alteration.

Only boundary survey maps bearing the surveyors embossed seal or blue ink stamp are genuine true and correct copies of the surveyor's original work and opinion.

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

The certifications hereon are not transferable.

The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist, they are not covered by this certificate.

This property is subject to any easement or right of way or record, both public and private, to the same extent as set forth in previous conveyances.

LEGEND

These standard symbols will be found in the drawing.

— — — — —	Boundary as Determined by Others
●	Property Corner Found
●	EXISTING — Trees — Coniferous
○	EXISTING — Trees — Deciduous



Owner
Carleton Villa, LLC

DRAWN BY	DATE	Carleton Island
MCC	10/13/2025	Cape Vincent, NY
APPROVED	DATE	Instrument Number R-2022-00013375
MCC	10/13/2025	Tax Lot: 39.27-1-16
SCALE	SHEET	DRAWING NO.
1"=50'	1 of 1	23-060

RamsHorn Land Surveying, PLLC
Boundary, Topographic and Construction Surveying



478 County Route 11
Gouverneur, NY 13642
315-535-7171
matthewconstance7@gmail.com

Prepared By:
Matthew Carson Constance



Matthew Carson Constance, PLS
NY License Number: 051067
PA Licence Number: SU075550

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