October 19, 2026

To: Town of Cape Vincent Planning Board - Noel Bonvoloir, Frank Giaquinto, Paul Duflo, Edward Ponto and Harvey White (delivered in person to the Town Clerk 10/19/2026)

From: Cyril Cullen

Subject: Carleton Villa LLC Site Plan Review

During privilege-of-the-floor at the Planning Board meeting on October 14, I expressed concern that the Environmental Quality Review for Carleton Villa LLC has been in the hands of involved agencies since May 2024 and is stalled due to lack of response by the applicant to questions from one of the involved agencies. I understand the Planning Board has asked the applicant for information as a result of the recently updated SEQR Act. However, the questions from the involved agency remain unchanged.

Updates on the status of the SEQR have been provided to the public during Planning Board meetings over the past two-plus years which is appreciated. Planning Board updates confirm that the applicant has made little or no effort to provide portions of the information requested by one of the involved agencies.

Due to the fact that the applicant has not provided data requested by an involved agency, the Planning Board lacks the administrative record needed to legally issue a Positive Declaration, Negative Declaration or request an Environmental Impact Statement.

The only solution to end the stall is for the Planning Board to inform the applicant that he must provide the information requested (suggest you include copies of communications and requests for information) by a set date. The most important component of the communication with the applicant is that he must be informed that if the lacking information is not provided as required, it puts the review in jeopardy of termination. This type of action has been used by Planning Boards in New York State.

The entire review process has resulted in significant costs (both time and money) to Town residents. Without further action by the Planning Board the review could remain stalled for an indefinite amount of time.

Respectfully submitted: