

Carleton Island Residents / Cape Vincent Community and all that are interested in the Carleton Villa,

I hope everyone is having a Blessed New Year. I wanted to take a moment to provide an update on the Carleton Villa Restoration Project and address some of the concerns that have been raised. Our goal is to restore Carleton Villa to its former glory, and we understand the importance of keeping the community informed and involved in the process. A large clear PDF version of an updated Site Plan is on the Carleton Villa website and at some point on the Town's website regarding the Special Use Permit public hearing scheduled on February 5th.

Reduced Impact on the Environment:

- Removed Safari Tents and Reduced number of Cabins, resulting in a 50% reduction in total rentals.
- Increased landscaping buffer to adjacent properties to minimize visual impact.
- 96% of the property is dedicated to Green Nature Space with over 200+ trees preserved. Your connection to the island's natural beauty is acknowledged and respected. Please note that the Site Plan drawing is for demonstration purposes those cabins are located under the existing tree canopy & positioned around the trees.
- All structures are positioned to avoid the 100' TILT Environmental Buffer, ensuring environmental preservation.

Note: Docks are approved structures. 🌲

Enhanced Signage & Security Measures:

- Added Security fencing and gate across the main Right-of-way (ROW) to prevent guests from traveling throughout the island.
- Added signage and landscaping buffers to prevent Guests from trespassing on adjacent properties while still allowing ROW access to Island Owners.
- Rest assured that our guests will not have access to ATVs or golf carts, ensuring the preservation of the land and minimizing any impact on the community. 🛡️

Safety Measures:

- Full-time Onsite Management staying on the property when guests are present.
- Onsite management trained by the American Red Cross for Adult & Pediatric First Aid/CPR/AED.
- We understand the importance of guest safety and an amazing resource for island residents in a time of emergency that is currently not available. 🚑

Noise and Ordinance Compliance:

- Carleton Villa and cabins will follow the guidelines of the Town of Cape Vincent Noise Ordinance.
- Overnight Guests will sign leases at the time of booking, explicitly stating the rules regarding trespassing, safety risks, noise ordinances, and other community guidelines. 🚫

Limited Guest Capacity:

- The Carleton Villa main building has been designed currently with only 13 guest rooms, contrary to the misconception of 150 overnight guests in a news article.
- The 150 capacity is the maximum allowed by building code based on the size of the building. The Bed & Breakfast home feel is paramount. 🏠

Health and Sanitation Compliance:

- Septic & sanitation systems will strictly adhere to the New York State Department of Health (DOH) requirements.
- Aubertine & Currier Architects, overseeing the project, are well-versed in the health and safety standards. ✅

We understand the concerns and appreciate the opportunity to address them. Our aim is to contribute positively to the community, and we are committed to ensuring the Carleton Villa Restoration Project aligns with the values and interests of our fellow residents.

If you have any further questions or concerns, please feel free to reach out directly to me, there is no need to wait until the Public Hearing on February 5th. We are open to community feedback and are dedicated to working together to make this project a success for everyone involved. Thank you for your understanding and support.

Ron Clapp ~ Carleton Villa