

**Zoning Officer**  
Norris Handschuh  
Ron Beach

(315) 482-9519 ext. 5

♥ OF THE THOUSAND ISLANDS  
**TOWN OF ALEXANDRIA**

**Planning Board**

COUNTY OF JEFFERSON  
46372 CO ROUTE 1  
ALEXANDRIA BAY, NEW YORK 13607  
PHONE (315) 482-9519 FAX (315) 482-6342  
TDD (800)662-1220

**Zoning Board  
Members**  
Rich LeClerc  
Matt Williams  
John Cranker  
Brian Willix  
Andrew Garlock  
Bob Markert

**Notice of Public Hearing**

The Planning Board of the Town of Alexandria, Jefferson County, New York, will be holding a public hearing open to all persons concerned with the consideration in granting the following.

1. Application for Site Plan Review for Sport Island Holdings, LLC @ Sport Island, Alexandria Bay NY 13607 Tax # 3.06-1-2, 3.06-1-1. Applying for a Private use Resort. MR District.
2. Application for site Plan Review for Carnegie Bay Marina @ 46642 Anthony St. Alexandria Bay NY 13607. Tax# 3.18-1-76.111 Requesting Approval for 5 R.V. Sites. MR District.
3. Application for Subdivision for Craig Handschuh @ 45340 NYs Rt. 37 Redwood NY 13679 Tax# 8.00-2-22.212 AR District
4. Application for Subdivision for Larry Leonhardt @ 20992 Pt Vivian Rd. Alexandria Bay NY 13607 Tax# 7.10-1-11 MR District

**Said hearing will be held on JUNE 13, 2022 @ 6:30 pm at  
the Town of Alexandria, 46372 Co. Rt. 1, Alexandria Bay, NY 13607**

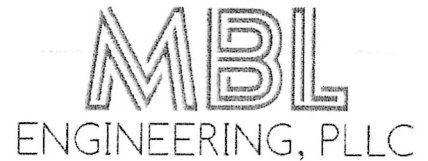
As an adjoining property owner, you are hereby notified of the above hearing.

Comments may be expressed in writing prior to the hearing date or in person at the hearing. If you have any questions related to the above hearing, please contact the Enforcement Officer.

Enforcement Officer, Norris Handschuh



Ron Beach \_\_\_\_\_



February 17, 2022

Town of Alexandria Planning Department  
Attn: Rob Beach/Norris Handschuh– Zoning Officer  
46372 Co Route 1  
Alexandria Bay, NY 13607

Re: Sport Island Holdings, LLC– Site Plan Approval Package  
48920 Sport Island  
Town of Alexandria

Dear Zoning Officer,

A package for the above project located on Sport Island has been prepared for Site Plan approval. The project appears to fall under the “Resort” definition in the zoning code and the intended use is a Private resort which will be rented with the potential to be full service for the island guest. The rental will be all-inclusive of both properties together only.

We ask to be placed on the March 14, 2022 planning board agenda for discussion and formal submission. The following is included in the submission package which includes a (2) full-size copies and (8) half size packages

- Site Plan Application
- Zoning Permit Application
- Short Environmental Assessment Form – Part 1
- Site Plan Development Plan Package (2 full size)

Please let me know if I need to provide you with anything else or if you have any questions please give me a call at 315.486.0501.

Sincerely,

A handwritten signature in black ink that reads 'Michael B. Lasell'.

Michael B. Lasell, P.E., LEED AP  
MBL Engineering, PLLC

CC:  
Ben Walldroff - Owner

Zoning Officer  
Brad "Shookie" Millett

Phone  
315 -482-9519 ext. 5

Planning Board  
Of the  
Town of Alexandria

Planning Board Members

Tom Mitchell	Chairman
Jim Boland	Member
John Cranker	Member
Rich LeClerc	Member
Matt Williams	Member
Mark Reynolds	Alternate

**APPLICATION FOR SITE PLAN REVIEW**

Applicant's Name: Sport Island Holdings, LLC  
 Address: 261 Mullin Street  
 Phone Number(s): 315-777-6807  
 Describe Location and Boundaries:  
48920 Sport Island - Town of Alexandria

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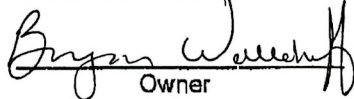
Tax Map Parcel #: 3.06-1-2, 3-06-1-1  
 State Use Requested:  
Private Resort Facility

\*Note: All applications must be accompanied by two (2) plot plans showing lot dimensions, structural dimensions, yard dimensions, and any other information required under Article VII of the Ordinance. Two (2) photos are also required showing the area involved. A (\$50) Application fee is required when this application is submitted.

**\*\*PLEASE DRAW TO SCALE AND INCLUDE NORTH ARROW\*\***

I certify that the above information has been provided and the above statements are true and correct.

Date: 2-16-2023

  
Owner

\_\_\_\_\_  
Purchaser Under Contract

\_\_\_\_\_  
Contractor

**FOR TOWN USE ONLY**

Zoning District: _____	Hearing Results: Granted ___ Denied ___
239m Review Needed? Yes ___ No ___	(a) Meets General Criteria? Yes ___ No ___
Favorable? Yes ___ No ___	(b) Meets Specific Requirements? Yes ___ No ___ N/A ___
Hearing Date: _____	(c) Additional Conditions Required? Yes ___ No ___ N/A ___
Date Notice Published: _____	
Chairman's Signature: _____	Date: _____

Please Note: If this application requires review by Zoning Board of Appeals or Planning board - the applicant or agent **MUST** be present.

# TOWN OF ALEXANDRIA ZONING PERMIT

Town Clerk Office  
~~PO BOX 100~~ 46372 CO. Rt 1  
Alexandria Bay, New York 13607  
(315) 482-9519

Zoning Officer: \_\_\_\_\_

Permit No. \_\_\_\_\_  
Fee \_\_\_\_\_  
Date 2/13/2022  
Tax Map No. 3-06-1-2, 3-06-1-1  
Name of Applicant Sport Island Holdings, LLC  
Agent (if different) \_\_\_\_\_  
Address 261 Mullin Street  
Watertown, NY 13601  
315.777.6807  
Telephone # \_\_\_\_\_

**For Office Use Only:**

Approved By \_\_\_\_\_  
Date \_\_\_\_\_  
Denied By \_\_\_\_\_  
Date \_\_\_\_\_  
Reason For Denial \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The applicant, or his agent proposes to: (check one) \_\_\_\_\_ construct \_\_\_\_\_ alter  adapt for new use \_\_\_\_\_ demolish  
property located at 48920 Sport Island

Address, Street & Number

The proposed activity will be used for the following: (check one) \_\_\_\_\_ residence  commercial/business  
\_\_\_\_\_ industrial \_\_\_\_\_ accessory building (describe): \_\_\_\_\_

Estimated Construction Value: \$ 250,000

Further description of the proposed activity (if necessary): Conversion of existing island into a Resort including updating septic as required, adding amenities such as pools, spas and docking.

Two copies of a sketch plan must accompany this application showing the proposed structure, accessory structures and their placement on the lot on which they are located. The drawing shall show distances between the structure and all lot lines, other structures on the lot, road right-of-way line and any other outstanding natural or man-made features on or adjacent to the lot (e.g. streams, driveways, fences, cliffs, etc.). The dimensions of all lot lines shall be noted. Such a drawing shall be prepared for a change of use in an existing structure as well.

I, the owner or agent of the proposed use for which this permit application is being sought, do hereby affirm that the above information is true and accurate (to the best of my knowledge) and agree to abide by the regulations of the zoning ordinance, health codes and other applicable town ordinances.

Bryson Welch  
Landowner, or agent, signature

2-13-2022  
Date

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Sport Island Private Resort			
Project Location (describe, and attach a location map): 48920 Sport Island - Town of Alexandria Bay			
Brief Description of Proposed Action: Renovations and improvements to the existing residence on the island. Improvements include, pool area, tennis courts, elevated deck, and septic system improvements. A proposed docks to support the island is intended to be constructed.			
Name of Applicant or Sponsor: Sport Island Holdings, LLC		Telephone: 315.777.6807	
Address: 261 Mullin Street		E-Mail: bwalldrof@jse.engineering.com	
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDOH, Town of Alex Bay Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.6 acres	
b. Total acreage to be physically disturbed?		0.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>  <input type="checkbox"/>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Onsite pump/treatment system _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Onsite wastewater disposal _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. 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?  b. 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?	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>



