



Department of Planning
175 Arsenal Street
Watertown, NY 13601

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June 30, 2022

Ronald Beach, Zoning Officer
Town of Alexandria
46372 County Route 1
Alexandria Bay, NY 13607

Re: Sport Island Holdings, LLC, Site Plan Review, JCDP File # T AI 5 – 22

Please note: Review and Comments are based on the application materials received from the Town of Alexandria, as well as the project description provided in the June 24, 2022 letter directly from MBL Engineering. (enclosed)

Dear Ron,

On June 28, 2022, the Jefferson County Planning Board reviewed the above referenced project, referred pursuant to General Municipal Law, Section 239m.

The Board adopted a motion recommending disapproval of the site plan review for the resort. This motion is based on New York State General Municipal Law 239-l, Intercommunity Considerations paragraphs a,b,d, and h:

- a) "Compatibility of various land uses with one another"
- b) "Traffic Generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities" In this case the thoroughfare is the St. Lawrence River among and between the Summerland Island Group islands, and other nearby islands.
- d) "Protection of community character as regards predominant land uses, population density, and the relation between residential and non-residential areas"
- h) "Such other matters as may relate to the public convenience, to governmental efficiency, and to achieving and maintaining of a satisfactory community environment"

The County Planning Board found that the proposed resort uses with outdoor events, tiki bar, provision of other amenities, associated boat dock locations, number of slips and resulting overall boat traffic including boat rentals, would result in excessive noise, glare, and numbers of visitors on land and in the water resulting in a sweeping change in character constituting a deleterious effect on the surrounding residential neighborhood (Summerland Island, Arcadia Island, Little Channel Island, Away from It All Island, Sylvan Island, Idlewild Island, Sunnyside Island and Ina Island). Therefore, the proposed resort would impact the public health, safety and welfare.

During the review, the County Planning Board also identified the following permits/reviews would be required from other agencies:

The applicant should contact the Jefferson County Fire Prevention and Building Code Department to determine what building permits are required for the project including house renovations. Increasing occupancy would require the building code to be met.

The applicant should coordinate with the NYS Department of Health as soon as possible to ensure: any use beyond residential will have adequate septic systems; meet requirements for a food service permit; include potable water supply as applicable; meet requirements for pool and hot tub use beyond residential use; and fire safety requirements for the buildings that may also apply.

Under the Town's adopted Local Waterfront Revitalization Program Plan, a Consistency Assessment Form should be completed to assess whether the project aligns with the Town of Alexandria's Waterfront Consistency Review Law forty-nine adopted policies.

The proposed docks require a permit from the NYS DEC and/or US Army Corps of Engineers.

Furthermore, the Board has the following local advisory comments:

When deliberating on this proposal, the local board should consider the neighborhood in close proximity to the three islands which is predominantly a collection of seasonal homes.

The proposed large gatherings, such as weddings and corporate retreats, as well as a tiki bar may introduce daytime and nighttime noise, glare, entertainment, and boat traffic beyond what would normally be expected by seasonal residences.

The local board should request a more detailed description of the proposed resort for its consideration. This would include the proposed uses, new structures, expected number of guests, boat traffic levels, number of events per season, quiet hours, and whether fire pits will be proposed.

The resort criteria in the Town of Alexandria Zoning Law addresses only a limited number of impacts, when compared to the project description of the resort on islands among a group of neighboring islands. Therefore, the local board should determine if mitigating measures to reduce potential impacts on the neighborhood are required.

The local board should also ensure the project's consistency with the Article VIII, Section 3 the Town Zoning Law's General Site Plan Criteria paragraph I. which states "...adequate protection of adjacent (or in this case nearby) properties from noise, glare, unsightliness or other objectionable features from conflicting uses" and paragraph D. which states "...All uses shall complement each other and not be offensive to the District or adjacent areas/uses".

As the local board moves forward with the site plan review process, they should address potential noise, considering the establishment of quiet hours. Similarly, the local board should require any proposed lighting to be dark sky compliant and limit fixtures producing direct or indirect glare toward nearby residential islands.

The local board should also consider the proposed dock locations and number of boat slips, pursuant to Section 3, paragraph A. While the section discusses vehicular traffic, the local board should review the venue boat traffic, boats using the 110 foot long permanent dock, as well as the other boat docks with fingers perpendicular to the island and how they may impact the river's relatively narrow area between and among the islands.

The proposed temporary bathroom facilities should be completely screened.

Potential environmental impacts should be determined through the State Environmental Quality Review Act process. However, the State Environmental Quality Review Act (SEQRA) form submitted with the application appears to be missing a complete project description, and includes some inconsistent statements when looking at the application and site plan. The local board should review the SEQRA form to determine if more information is needed. The local board may determine that a Full Environmental Assessment Form (EAF) may be required. Without a full project description and detail/scope of the proposed activities the local board cannot adequately judge whether significant environmental impacts may occur. A coordinated review with the other involved agencies such as NYS DOH, NYS DEC/US Army Corps of Engineers, County Code Office, should be utilized.

The local board should consider each of the proposed activities and determine the scope of potential impacts on the neighborhood. The board can then decide if mitigating actions are necessary. If approval is considered, the local board should be specific as to what uses are approved/allowed and any conditions or restrictions they may place on the project to limit potential neighborhood impacts.

The Board encourages the local board to consult with their Town Attorney regarding the SEQRA, Local Waterfront Revitalization Program Plan, and site plan review processes.

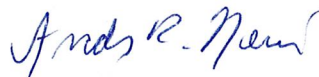
The Board also recommends that in the future the Town should consider reviewing the allowable uses within the Marine Residential Zoning District, especially on the islands throughout the Town.

Please note that to override the County Planning Board's recommendation of disapproval, a supermajority (majority plus one) vote of the full membership of the local planning board is required.

General Municipal Law, Section 239m requires the local board to notify the County of its action on this matter within thirty (30) days after taking a final action.

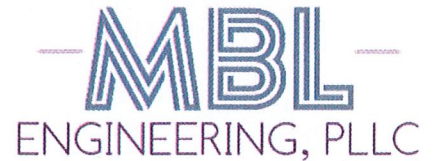
Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Andy R. Nevin". The signature is written in a cursive style with a large initial 'A'.

Andy R. Nevin, AICP
Senior Planner

C: Jason Crump, Director, Jefferson County Code Department
Ryan Palmer, NYS DOH
Permit Coordinator, NYS DEC
US Army Corps of Engineers



June 24, 2022

Jefferson County Planning
Attn: Andy Nevin – Senior Planner
175 Arsenal Street
Watertown, NY 13601

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

Mr. Nevin,

Per our recent phone conversations, we have outlined below proposed intended uses that were described to the planning board during the site plan presentation.

Sport Island has three main market targeting areas to preserve the character of the island with some modern improvements but also promote tourism and the opportunity for people to enjoy the 1000 islands region as the island once was,

The first target use would be single family rentals for the 6 existing dwelling units on the property. This would be individual families in each structure like VRBO style rentals that occur around the region. This use would provide the amenities listed below as part of the experience.

The second use would be the entire island be rented for corporate style retreats, family gatherings, team building seminars, etc. This would utilize the 24 bedrooms on the property like how it was used back by the original owner. The guest would enjoy all the amenities with full support services.

The third target area would be to have events such as weddings, family reunions or corporate outings. This would include utilizing the amenities provided but would require outside support services with potential catering and temporary bathroom facilities shown on the drawing. The event would occur around and on the existing 5000-sq ft patio area as shown on the site plan.

The amenities which would support all three uses above consists of the following:

- Small Social Bar Facility
 - The previous "Gentlemen Club / Billards room" will be resurrected. The purpose of this structure will be to honor and display the historical artifacts of the island
 - A rebuilt and restored Haines piano found on the island will be located within this structure for evening entertainment
 - Small, elevated deck overlooking the Summer Land Group Islands
 - Professionally run (sub-leased) bar facility to cater to guests during private events but also to support the island rental guests.
 - Directly adjacent to the large entertainment patio
- Pickle Ball Court
- Basketball Court
- Water activities
 - Kayaks
 - Water sports
 - Floating
- Large Patio with Pool and Hot Tub
- Powered Boat Slips for island guests
- Boat rentals for island guest

The uses above best fit into the current zoning as a "Resort" which is allowed by site plan approval in the Marine Residential district.

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,



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

CC:
Ben Walldroff - Owner