

## Carleton Villa development application moves ahead for multi-agency review

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A Cape Vincent Zoning Board of Appeals hearing on plans for the land around the historic Carleton Villa is scheduled for Monday. Alec Johnson/Watertown Daily Times

CAPE VINCENT — The town planning board accepted the Carleton Villa application as complete during a meeting on Wednesday.

Accepting the application as complete just means that the applicant has submitted the necessary documentation in order to start the State Environmental Quality Review Act, or SEQR process.

Ronald Clapp, of Palm Beach County, Florida, purchased the property in July 2022 and is looking to build rental cabins and an on-site management cabin.

The plans call for 13 guest rooms in the main villa and 12 cabins for camping/glamping.

The planning board will be sending the application to local, state and federal agencies to get their input on the proposed project. Some of these agencies include the Jefferson County Planning Board, state Historic Preservation Office and Department of Environmental Conservation, among others.

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Once they send out the application, the agencies have a month to get their comments back to the planning board.

A public hearing is scheduled for the next planning board meeting on April 10 but may be tabled as they await information from the other agencies.

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**Jonathon Wheeler**

Staff Writer