

Supervisor
Paul Aubertine
Town Clerk/Tax Collector
Michelle A. Bouchard
Council

Timothy D. Maloney
Daniel A. Wiley
Alan Wood

Superintendent of Highways
William Pond



www.TownofCapeVincent.org

Assessor
Rebecca Trudell
Historian
Jean Ebert
Planning Board Chair
Frank Giaquinto

Board of Appeals Chair
Edward Hludzenski

Zoning Enforcement Officer
Cody Higgins

May 21, 2024

Hope Knight, President CEO
New York State Empire State Development
625 Broadway
Albany NY 12245
RE: Stabilization of Carleton Villa

Dear President Knight,

The proposed restoration of Carleton Villa with Restore NY funding meets the requirements of zoning for the parcel at Carleton Island RD Lot 1, Cape Vincent NY 13618. -To stabilize the Carleton Villa a 15,000 sq ft building in Cape Vincent, abandoned for over 90 years, this phase focuses on cleanup, structure stabilization, roof replacement, and window installation. These activities will protect future damage and start to beautify the former key building of the island.

This project is authorized by applicable Town of Cape Vincent Zoning laws with the issuance of a Special use permit/Site Plan.

Thank You

Cape Vincent Zoning Officer

State of New York } ss.:
County of Jefferson

Craig S. Snow of the
Village of Alexandria Bay, being duly sworn, says that (s)he
is President of the Thousand
Islands Printing Co., Inc., publishers of the "Thousand
Islands Sun", a weekly newspaper printed in the Village of
Alexandria Bay, Jefferson County, and State of New York,
and that the notice of which the annexed is a printed copy,
has been published regularly in said newspaper once a
week for at least 1 successive weeks commencing
the 1 day of May,
20 24.

Subscribed and sworn to before me this

20 day of May, 20 24

Alex V. Johnson
Notary Public

ALEXIS V. JOHNSON
NOTARY PUBLIC, State of New York
No. 01JO6384323
Qualified in Jefferson County
Commission Expires Dec. 10, 20 26

LEGAL NOTICE

The Town of Cape Vincent Board has scheduled a public hearing for May 16th at 6:30 PM in Cape Vincent Recreation Park Building, 602 South James Street, Cape Vincent NY. The purpose of the hearing is to obtain citizens' views and comments relative to the submission of an application to Empire State Development for financial assistance under the Restore NY Communities Initiative. This project includes the Stabilization of Carleton Villa to revitalize the Carleton Villa, a 15,000 sqft building in Cape Vincent, abandoned for over 90 years. Preapproved for the National Historic Registry, this phase focuses on cleanup, structure stabilization, roof replacement, and window installation. After this phase, the villa will undergo a comprehensive restoration, transitioning into a boutique hotel with a restaurant, offering a unique historical experience. This initiative not only preserves heritage but also stimulates economic growth in Cape Vincent. Aligning seamlessly with Restore NY's mission, it revitalizes distressed communities, ensuring a brighter future while honoring the past. The project's ripple effects extend to locals, tourists, and future generations, instilling a renewed sense of pride and community involvement. The following properties will be submitted for consideration: Parcel # 39.27-1-16 Carleton Island Rd Lot 1 "The villa" Cape Vincent, NY 13618, 15,000 square foot, vacant commercial property for restoration.

5/1/1c
5/8/1c
5/15/1c

State of New York } ss.:
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Resolution #38

Moved by Councilman Wood

Seconded by Councilman Maloney



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Regular Town Board Meeting May 16, 2024

Assessor
Rebecca Trudell
Historian
Jean Ebert
Planning Board Chair
Frank Giaquinto

Board of Appeals Chair
Edward Hludzenski

Zoning Enforcement Officer
Cody Higgins

WHEREAS the Town of Cape Vincent is eligible for grant funding under Round 8 of the Restore NY Communities Initiative Municipal Grant Program, AND

WHEREAS the Town Board has considered proposals that qualify for funding under the program and selected one project to be included in an application that will be submitted to Empire State Development Corporation (ESDC) as follows:

Stabilization of Carleton Villa, Carleton Island Rd Lot 1. The project will focus on cleanup, structure stabilization, roof replacement, and window installation. After this phase, the villa will undergo a comprehensive restoration, transitioning into a boutique hotel with a restaurant, offering a unique historical experience. This initiative not only preserves heritage but also stimulates economic growth in Cape Vincent.

WHEREAS this project is consistent with all existing local plans, the proposed financing is appropriate for the project, the project will facilitate effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources and the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities in Town of Cape Vincent, NOW THEREFORE BE IT

RESOLVED that the Town Board hereby supports and will sponsor an application for Restore NY funding for Carleton Villa, Carleton Island Rd Lot 1 and will administer the grant in accordance with all applicable rules and regulations established by ESDC, AND BE IT FURTHER

RESOLVED that the Town Supervisor is authorized to sign the applications and any agreements required by ESDC for grant funding that results from the application.

Roll Call Vote: Supervisor Aubertine AYE Councilman Wiley ABSENT Councilman Maloney AYE

Councilwoman Miller AYE Councilman Wood AYE

I, Michelle Bouchard, Town Clerk of the Town of Cape Vincent do hereby Certify that this is a true and accurate copy of the original document.

Michelle Bouchard

Site Control Affidavit for Non-Municipally Owned Properties

Municipal Name	Town of Cape Vincent
Project Name	Stabilization of Carleton Villa

It is my/our understanding that Town of Cape Vincent will submit a Restore NY
(MUNICIPAL NAME)
grant proposal to Empire State Development Corporation requesting funds to revitalize urban centers,
induce commercial investment and improve the local housing stock.

I/we further understand that the Restore NY program provides grants for up to 90% of the costs to
demolish, deconstruct, rehabilitate and reconstruct residential and commercial properties, subject to
applicable program grant limits.

I/we further understand that the Town of Cape Vincent is proposing to use these
(MUNICIPAL NAME)
funds to demolish, deconstruct, rehabilitate and/or reconstruct my property at

Carleton Island Rd Lot 1, Cape Vincent NY 13618 (Jefferson County)
STREET, CITY, STATE, ZIP (COUNTY)

I/we certify that I/we are the rightful owners of such property and that I/we consent to have my/our
property included in the Restore NY application and will allow the municipality control of the above
mentioned property for the purposes outlined in this application.

/s/ [Signature]
Type/Print Name Ron Clapp Carleton Villa LLC Phone: 561-385-5675

/s/ _____
Type/Print Name _____ Phone: _____

This is to certify that I have reviewed the tax roles for the Town of Cape Vincent
(MUNICIPAL NAME)
and determined that Ron Clapp Carleton Villa LLC is/are the owner(s) of record of
(NAME(S) OF PROPERTY OWNER)

Carleton Island Rd Lot 1, Cape Vincent NY 13618 (Jefferson) 39.27-1-16
STREET, CITY, STATE, ZIP (COUNTY) TAX MAP #

as of the most recent assessment period and that no transfer of ownership information has been
transmitted to the Town of Cape Vincent since that date.
(MUNICIPAL NAME)

/s/ Michelle Bouchard May 14, 2024
(CITY CLERK / TREASURER)
Type/Print Name Michelle Bouchard

NOTE: For long term leased properties where the lessee is in control of the property (e.g., a ground lessee), the lessee
must also submit a signed Site Control Affidavit.



