

Carleton Villa project to be discussed during Cape Vincent Zoning Board meeting

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Ronald Clapp, owner of Carleton Villa on Carleton Island, is proposing to renovate the villa into a bed-and-breakfast with campgrounds/glamgrounds on the back portion of 6.9 acres between the north and south bays. Courtesy of the town of Cape Vincent

CAPE VINCENT — The Cape Vincent Zoning Board will be meeting on Monday and while the Carleton Villa restoration project is going to be on the agenda, it is unclear what is going to be done about the proposal.

Ronald Clapp, of Palm Beach County, Florida, has owned the property since purchasing it in 2022.

He is proposing to renovate the villa into a bed and breakfast on the upper floors with a restaurant on the first floor.

The proposal also includes pre-built furnished safari tents on the back portion of the 6.9 acres between the north and south bays — called glamgrounds. Campers would need to bring only camping supplies.

Zoning officer for Cape Vincent Cody Higgins said on Friday that while the project will be on the next agenda, he does not know what is going to happen.

“There hasn’t really been much movement in it here since the ZBA meeting last month,” he said.

Higgins said Clapp needs a variance for the campground portion of the proposal.

“I really don’t know what’s going to happen or not with it here on Monday, if anything,” he said.

Clapp said on Friday that he anticipates the zoning board will accept the application on Monday and then have a public hearing Feb. 5.

He said that he has made some changes to the application in reducing the amount of glamping cabins on the property in response to the opposition to the project.

He also said there have been added security measures such as a security fence and gates after residents voiced concerns about people traveling throughout the island.

Clapp said people traveling throughout the island “was never (his) intent.”

The changes have not yet been finalized, Clapp said.

Higgins said that the town has not received any paperwork for the changes.

“He needs a variance and we have no paperwork for said variance at this point,” Higgins said.

He added the project will not be approved on Monday “no matter what” because the variance process takes at least two months.

There is no timetable for the project to take shape, Clapp said.

The meeting begins at 6 p.m. Monday.

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