

## Cape Vincent Zoning Board tables public hearing on plans for Carleton Island, deems variance application incomplete

By JONATHON WHEELER  
jwheeler@wdt.net

Jan 8, 2024



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

CAPE VINCENT — The Cape Vincent Zoning Board of Appeals tabled a public hearing until next month’s meeting because the board recently received a new plan for the campground portion of the Carleton Villa restoration project on Carleton Island.

ZBA chair Ed Hludzinski said he hopes to have more information from Ronald Clapp, owner of the villa, and would like to see Clapp at the next meeting.

Clapp, of Palm Beach County, Florida, purchased the property in July 2022. His proposal includes renovating the villa into a bed-and-breakfast on the upper floors and a restaurant on the first floor, according to the developer’s application.

The campground and glampground plans have called for cabins and pre-built tents on the back part of the 6.9 acres between the north and south bays. They would be furnished, and camp-goers would need only camp supplies.

Clapp also applied for a variance setback that is connected to the new campground proposal.

The application was deemed incomplete by the board, in part because the variance application was tied to the new campground proposal that has not been accepted, zoning board members said after the meeting.

During the meeting, it was stated that the application was “incorrect.”

“It is not complete,” Hludzinski said during the meeting.

To be approved, Clapp will have to comply with all zoning laws for a special-use permit. Carleton Island is within the Cape Vincent Island District, which is entirely residential with only special exceptions for commercial properties, according to the zoning ordinance.

The area of the proposed campground is just downhill of the remains of Fort Haldimand, where there was once a robust shipbuilding operation.

Many people spoke in opposition of the project during the public hearing for the project in December.

The public hearing will reconvene in February.

---

**Jonathon Wheeler**

Staff Writer

[Learn more about your privacy options](#)