

## Public hearing on Carleton Island villa development set for Monday

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The historic Carleton Villa on Carleton Island is the subject of a redevelopment proposal and of litigation in state Supreme Court. Watertown Daily Times

CAPE VINCENT — Carleton Island residents will get a chance to be heard in front of the Zoning Board of Appeals on Monday regarding the potential development of Carleton Villa.

At the previous ZBA meeting on Jan. 8, the public hearing was tabled until this meeting as Ed Hludzinski, the board chair, said that Ron Clapp, the owner of the villa had submitted a different map plan for the villa and camp/glampground.

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

According to a Facebook post from the account, “Carleton Villa” which Clapp has previously said he runs, said one of the number of changes he has made include removing safari tents and the number of cabins, which means a 50% reduction in rentals from the original proposal.

There will also be security fencing and a gate along the main right-of-way in order to stop guests from traveling throughout the island, and guests will be signing leases when they book for the rules about trespassing, safety risks, noise ordinances and other community guidelines.

The villa’s main building is currently designed for 13 guest rooms, the post states.

The meeting begins at 6 p.m. Monday at Recreation Park.

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