**December 3, 2024**

**Town Board of Cape Vincent**

**1964 NYS RT 12 E**

**Cape Vincent, New York 13618**

**To the Town Board:**

**Since we are unable to attend the Public Hearing on December 5, 2024, we wish to express our opinion that the Town of Cape Vincent should not reapply for the $2 Million Restore NY Grant for the Stabilization of the Carleton Villa until such time as the developer’s proposals have cleared ALL legal, planning and zoning hurdles, and a detailed realistic financial plan has been presented to the appropriate review boards.**

**In reading the requirements of the grant application, we do not think that the Stabilization of the Carleton Villa is an appropriate use of the grant funds. The Carleton Villa is located on Carleton Island which is 3 nautical miles from the village of Cape Vincent. The Villa is located on the head of Carleton Island which is an area comprised of 6 privately owned homes some of which have been there for over 100 years. This is a residential area - not a commercial area! In addition, the island is only accessible for tourism for approximately 5 months (May through September) and then only by private boat.**

**So far there has been an impact on the surrounding property values with the destruction of the trees and vegetation around them. If the head of the island becomes a commercial entity, the entire character of the island will change and the peace and tranquility of the area will be negatively affected.**

**The one time Bed and Breakfast/restaurant which operated in one of the homes on the head of the island was a short lived and unsuccessful venture. Guests were picked up and returned to the Cape in the owner’s boat and the rest of the island residents never even knew they were there.**

**We suggest that the Town Board explore other avenues to use Restore NY Grant monies to restore the viability of the Village of Cape Vincent on the main land.**

**Sincerely,**

**Edward W. and Catherine B. Kernan**

**Partners in the William Kernan Carleton Island Club, LLC**

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