**From:**Harriett Sabo <[hets915@roadrunner.com](mailto:hets915@roadrunner.com)>

**Subject: Carleton Villa "Restore NY Grant Application"**

**Date:**December 3, 2024 at 3:31:35 PM EST

**To:**[MBouchard@townofcapevincent.org](mailto:MBouchard@townofcapevincent.org)

Dear Ms. Bouchard and the Town of Cape Vincent Planning Board,  
  
We are writing  in regard to the Town of Cape Vincent’s plan to resubmit an application requesting $2,000,000 from “Restore NY" Grant Program to stabilize the Carleton Villa. As  NY State taxpayers in Jefferson and Essex Counties, we vehemently oppose this application.  $2 million to merely  stabilize a deteriorated building which has been exposed to the elements for 90 years is a waste.  It is estimated to restore the “Villa” to a functioning  resort would take well over $20 million. The developer is requesting this grant money because he has only been able to accrue $599,000. How on earth is he going to fund the rest of the project to get it to a point where it can actually have an economic impact on the Cape Vincent region? His business plan seems to be applying for grants and asking for donations. It makes NO sense!  
  
We beg of you, please take a moment to think about what you are asking taxpayers to support. It is highly unlikely the Villa will ever be fully restored. $2 million would be wasted and less money would be available for more feasible projects. The Town of Cape Vincent would have difficulty applying for more appropriate projects in the future. This developer from Florida has no problem wasting the money of NY State residents.  
Like all of you, we love the Villa and  don’t know anyone who would not like to see the Villa restored. Unfortunately,  one man with a dream, begging for funds is not a business plan.   
This leads us to his proposed campground. Obviously, the campground will not bring in enough income to support the Villa restoration, as Mr. Clapp claims. In fact, the investment required just to build the campground and extensive infrastructure will most likely not be covered by many many seasons of campground rental fee income. Once again…this makes NO sense.   
  
The only scenario that DOES MAKE SENSE is that Mr. Clapp wants to have NY State taxpayers pay to stabilize the infrastructure of the Villa so it is not a danger to his campground. In doing so, the Villa can then stand as an attraction to draw people to his campground. There is very little chance the Villa be restored to a resort.  
  
Not only is this request for State funds inappropriate from a financial standpoint, please consider all the collateral damage. The environmental, archeological, historical and safety issues associated with this project are immense. In addition, Mr. Clapp’s requested variances are completely inconsistent with the established development of Carleton Island.  
  
We dearly hope Mr. Clapp is not intending to use the Restore NY Grant for the benefit of his proposed campground.   
This is  a poorly thought out money grab that will NOT help Cape Vincent. Please DO NOT reapply for this grant.  
  
Sincerely,  
  
Stephen and Harriett Sabo  
Carleton Island