﻿Dear Town Board Members,

Unfortunately I will be unable to attend the town board meeting on Dec. 5th regarding the stabilization of the Carleton Villa. I am requesting that this letter become part of the record of this meeting.

I have owned property on Carleton Island for 25 years. I have paid property taxes, supported the volunteer fire department, the library and small businesses in Cape Vincent during this time.

My issue is not with the restoring of the Villa although it has deteriorated to a point that it would be cost prohibitive to be restored as the wood is unsalvageable. At this stage of deterioration it must be rebuilt . Even the beautiful stone work needs to have the mortar joints redone full thickness.

My issue is with destroying a pristine Island and going against the current island code that was designed for Cape Vincent, by issuing a special use permit and rezoning permit to build a campground. This request shows that promises to restore the Villa is a bait and switch tactic with the ultimate goal to build a campground and use the history of the Villa as a calling card. I can see the ads  now “come camp at the base of the most haunted Villa in America”!  He has alluded to this type of hype on his Facebook page.

The developer needs to stabilize the Villa in order to proceed with the campground, and he doesn’t have the finances to accomplish this task how is he going to restore it ? Imagine the liability if a piece of the Villa comes hurdling down on a tent. Imagine what hazardous materials will be released into the air for everyone camping at the base to breathe in. It seems, to allow a campground at the base of such a structure is a huge liability. Will the developer even be able to secure insurance to cover injuries and lawsuits? What will the town be liable for ?

I respect the fact that good development will benefit the town. I don’t see how campers will benefit the town. Once they are settled on their campsite I don’t think they will be leaving the Island until it’s their time to leave for good. It takes time and effort to back and forth to the mainline.

Thank you for taking the time to read my letter and placing it in the record.

Sincerely
Eileen T Comerford