December 5, 2024 Town Board Resolution Public Hearing Restore NY Grant-Carleton Island

Present: Supervisor Paul Aubertine, Councilman Dan Wiley, Councilman Tim Maloney, Councilman Alan Wood, Councilwoman Heather Miller, Scott Burto and approximately 70 visitors.

Supervisor Aubertine made a motion to open the Resolution public hearing at 6:30pm, seconded by Councilman Wood. All members voted AYE.

Supervisor Aubertine asked Scott Burto to explain the application for the grant.

Scott Burto introduced himself as the grant writer hired by Ron Clapp, the Developer, to complete the Restore NY Grant-Carleton Island application. Restore NY Grant is to protect vacant/abandoned buildings from further damage. Scott explained that the Town of Cape Vincent is the municipality supporting the application; the Town is committed to zero funds. The application is specific to the stabilization of the historic Villa only. There was discussion regarding the $250 application fee. It was stated that the Town pays the application fee upfront but is reimbursed by the developer, Ron Clapp (which has been reimbursed per Ron Clapp). The grant is for $1 million dollars and is a 90% grant. The 10% share is paid by the developer and developer has signed a commitment letter to these funds; the Town of Cape Vincent will pay for nothing. Scott stated that the applicant must prove to have the 10% funding; and Scott stated he has these financial documents stating Ron Clapp has the funds. Scott stated the application is due December 20, 2024. If approved, the money would be awarded in late March. Then Scott explained the process of the award. (1) Must complete project as outlined in grant application agreement; (2) $1.1 million paid up front by Developer for the construction; (3) NY state to approve the purchases (by receipts & invoices submitted) only as pertain to the grant application; and (4) if approved, Town is paid the money and will need to reimburse the developer. Scott completed the outline of the application. Mentioned past project of Roxy's in Cape Vincent.

Councilman Wiley stressed that the application has to go through a municipality, and that the Developer can not apply for the grant on his own.

All Town Board members were provided copies of the letters and emails submitted to the Town Clerk's office prior to the meeting. Supervisor Aubertine read the names of the letters and emails received by the Town Clerk that supported and did not support the application for the Villa. Then Supervisor Aubertine allowed Privilege of the Floor speakers to speak for 3 minutes.

Public Comments from Privilege of the Floor
Carole Jinks – Question, what does stabilization mean in regards to Carlton Villa? Answer from Supervisor Aubertine, so building won't fall down. Also wanted to know are we capable of handling a fire on the island.

Lynn Jinks – Stated difficult to understand how this will benefit Town. Supervisor Aubertine replied restoration is a positive development for any town. Town doesn't want to stand in way of the application. Up to New York State to review and possibly award grant.

Sarah Dayton – Appreciates the Board's support for new development. She has reviewed the grant, and there are concerns about Cape Vincent supporting this application as application has deficiencies. Incomplete application, Planning Board still waiting on SEQR information in order to consider Site Plan Application, and specifics of application are not meeting guidelines regarding distressed communities.

The Village and Town are not listed as economically distressed communities. Also, new limit of $1 million would not be enough as the last grant was for $2 million, which was needed to make project happen. Don't want this to impact the reputation of our Town with incomplete application submission, as Cape Vincent has had a lot of success in past.

Mary Jordan – entered letters into record against support for the grant of Carlton Island Villa. Perhaps put support into other Cape Vincent projects. Asked if there were any other candidates asking for Cape Vincent's support and was told no. Stated last grant for $2 million and now only $1 million; stated this is half of what was needed last time grant applied for by Developer. Stated SEQR not complete; both Planning and Zoning Boards waiting on more information on Special Use Permit and variances; and mentioned the TILT lawsuit. Stated the guidelines have not been followed and worries about the impact on Cape Vincent. Stated incomplete application could hinder future grant applications for Cape Vincent.

Butch Cullen – stated the intent letter stated $2 million, Supervisor Aubertine agreed, but grant for only $1 million. Stated concern for money and hardship on taxpayer. How will Town get paid? Stated Town paid around $18,000 since May but only reimbursed in November $15,000. Started to speak about Site Plan review and permits not being issued yet and Supervisor Aubertine stated this hearing for grant application only and that the Town is the vehicle to submit the application. No Town money will be spent on the application.

Anne Kernan – Read letter submitted by Edward and Catherine Kernan.

Cathy McCarthy – Asked how long developer had to use the funds? Scott Burto stated normally 3 years but could file for extension up to 5 years.

Ron Clapp – Thanked everyone for coming. Stated there were changes on this application from the previous application that was denied. Addressed the $2 million grant vs. the $1 million grant. Stated that the previous grant of $2 million was to help cover cost of roofing. But the $1 million grant will help to stabilize as much as possible and the rest of the funds will be provided by the developer, Ron Clapp. Addressed the question regarding how this will benefit the Town. Stated employing local workers, when possible. Stated purchasing materials locally would benefit business. And down the line, tourism to the area. Mr. Clapp stated he has to pay the money up front. The state will review receipts and then reimbursement if approved for stabilization only. Mr. Clapp stated that he has paid past fees and has paid this application fee. Mr. Clapp stated that the Town will not be impacted by the 10%; he as the developer is responsible.

Anne Kernan – Read letter submitted by Christine Martin.

Tim White – Good things happen when grants are awarded. Town has received about $13 million over the years and funded good projects for our Town. In support of this grant. Believes Tibbett's Point Lighthouse and Carleton Villa will be good for our Town's tourism. Since Town not fronting the money, the Developer deserves a shot.

Councilman Wood made a motion to adjourn the public hearing on Resolution #70 at 7:18pm and open the meeting, seconded by Councilman Wiley. All members voted AYE.