

## NYS Consolidated Funding Application # 145490

**Organization Name:** Town of Cape Vincent

**Project Name:** Stabilization of the Carleton Villa

**City:**      **State:**

*Created on  
December 19, 2024 - 08:15 PM  
Application finalized on  
December 19, 2024 - 08:11 PM*

## Region

North Country

## Questionnaire Questions & Answers

### Location

Q\_184      NYS Assembly District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

116

Q\_190      NY Senate District where the project is located. (This question's value will be filled automatically, based on the project address, when the application is finalized.)

49

### Basic

### General Project Information

Q\_549      Type of Applicant (select one)  
Applicants will first select a single applicant type from the categories below and then a subtype based on their initial selection. Applicants should review the selections below which provides a list of subtypes by main applicant type.

1. For Profit entity options:

Limited Liability Corporation (LLC)

Limited Liability Partnership (LLP)

Sole Proprietorship

S Corporation

C Corporation

Limited Partnership (LP)

Other- applicant will be required to list their other for-profit designation.

2. Not-for profit entity options:

501(c)(1) Any corporation that is organized under an act of Congress that is exempt from federal income tax;

501(c)(2) Corporations that hold a title of property for exempt organizations;

501(c)(3) Corporations/funds/foundations that operate for religious/ charitable/ scientific/ literary/ educational purposes;

501(c)(4) Nonprofit organizations that promote social welfare;

501(c)(5) Labor, agricultural, or horticultural associations;

501(c)(6) Business leagues/chambers of commerce/etc. that are not organized for profit;

501(c)(7) Recreational organizations; and

Other- applicant will be required to list their other not-for-profit designation.

3. Government entity options:

Federal

State

County

City

Town

Village

Tribal

School District

County or Town Improvement District

District Corporation

Public Authority

Business Improvement District

Fire District

Board of Cooperative Education Services (BOCES)

Public Library

Association Library

Other- applicant will be required to list their other government designation.

**Government**

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Q\_15478 Select the government entity of the applicant applying for funding:

**Town**

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Q\_12603 Is the applicant a DBA?

**No**

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Q\_556 Select an applicant ID type from the list below that you normally use to identify your organization on application forms.

**Federal Tax ID Number**

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Q\_2655 Based on your selection from the previous question, enter the associated ID number.

**15-6000889**

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Q\_969 If you are a business, have you been certified as a New York State Minority or Women-owned Business Enterprise (MWBE)?

**N/A**

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***Applicant***

<b>Answer</b>
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<b>Organization Legal Name</b>	Town of Cape Vincent
<b>Applicant First Name</b>	Paul
<b>Applicant Last Name</b>	Aubertine
<b>Street Address</b>	1964 NYS Route 12E
<b>City</b>	Cape Vincent
<b>State</b>	NY
<b>Zip Code (use ZIP+4 if known)</b>	13618
<b>Telephone Number (include area code)</b>	315-654-3660
<b>Email Address</b>	paulaubertine@gmail.com

### Contacts

	Primary Contact	Contact Authorized to Execute Contract if Awarded	Additional Contact
<b>Salutation</b>	Mr.	Mr.	No Answer
<b>First Name</b>	Scott	Paul	No Answer
<b>Last Name</b>	Burto	Aubertine	No Answer
<b>Title</b>	Town Planner	Supervisor	No Answer
<b>Organization</b>	Town of Cape Vincent	Town of Cape Vincent	No Answer
<b>Street Address</b>	1964 NYS Route 12E	1964 NYS Route 12E	No Answer
<b>City</b>	Cape Vincent	Cape Vincent	No Answer
<b>State</b>	NY	NY	No Answer
<b>ZIP Code</b>	13618	13618	No Answer
<b>Telephone Number</b>	315-921-4008	315-654-3660	No Answer
<b>Email Address</b>	scott@wcpconsultants.com	paulaubertine@gmail.com	No Answer

Q\_4199 Please select the primary sector or characterization that best defines this project.

Tourism/Travel

Q\_4198 Please select the secondary sector or characterization that best defines this project.

Historic Preservation

### Project Description

Q\_575 Project Description. Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables. Additional details will be collected later in the application process.

The "Stabilization of Carleton Villa" project focuses on essential weatherization and structural stabilization of the historic Carleton Villa, located on Carleton Island in Cape Vincent, NY. With a total budget of \$1,252,000 and a requested \$1,000,000 grant, the project addresses immediate threats to the villa, which has endured decades of harsh winters and resulting damage.

Work will include reinforcing structural component stabilization and performing targeted masonry repairs. By creating a stable, weather-tight building envelope, this phase will halt further deterioration, enhance safety, and preserve the villa's historic integrity.

Expected outcomes include a stabilized structure and improved resilience against environmental elements. Securing the building's core elements now lays the groundwork for future restoration phases, ensuring this culturally significant landmark will ultimately support local economic development, heritage tourism, and revitalization efforts in Cape Vincent and the broader North Country region.

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Q\_976 Statement of need: Provide a brief summary of the need for the project in the geographic area proposed and the project's financing needs, including funding gaps of the proposed project.

Carleton Villa, on Carleton Island in Cape Vincent, NY, has endured decades of harsh winters, causing severe structural decay. This historic landmark, integral to future heritage tourism and economic revitalization, faces immediate risk of irreversible damage. Despite private investments, the project the Restore Ny funds would greatly help move the project forward. With a total cost of approximately \$1,252,000, a \$1,000,000 grant is needed to stabilize and weatherize the structure. Without this support, further deterioration will compromise the villa's integrity and undermine regional development efforts. Securing these funds will preserve a critical cultural asset, pave the way for future restoration phases, and support long-term economic growth in Cape Vincent and the broader North Country region.

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Q\_12626 Does the project align with the Regional Economic Development Council's Strategic Plan?  
[Click here for strategic plans](#)

Yes

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Q\_12627 Explain how the project aligns with the Regional Economic Development Council's Strategic Plan.

The project aligns closely with the strategic priorities of the Regional Economic Development Council (REDC), advancing key goals such as placemaking, workforce development, innovation, and support for tradeable sectors. By stabilizing and weatherproofing the historic Carleton Villa, the initiative sets the stage for a vibrant hospitality and cultural destination that will strengthen the region's economy and community cohesion.

**Placemaking:**

Preserving Carleton Villa protects a valuable cultural and architectural asset, enhancing

the area's historic character and sense of place. Once fully restored and repurposed, the villa will serve as a focal point for community gatherings, cultural programming, and heritage tourism—improving livability and reinforcing the identity of Cape Vincent as a waterfront community with a rich past.

**Workforce Development:**

The stabilization and eventual revitalization of Carleton Villa will generate employment opportunities in construction, skilled trades, hospitality, and management. By fostering a dynamic environment that demands diverse skill sets and year-round positions, the project directly contributes to workforce development and helps cultivate a more resilient and adaptable labor market.

**Innovation and Adaptive Reuse:**

Integrating modern building methods and sustainable technologies with a historic property demonstrates innovative adaptive reuse. This approach respects the building's heritage while preparing it for contemporary needs—showing how traditional assets can be leveraged to stimulate modern economic growth and sustainable development.

**Tradeable Sectors and Tourism Growth:**

Transforming Carleton Villa into a boutique hotel and cultural destination will attract visitors from outside the region, bolstering the area's tourism—a critical tradeable sector for the North Country. Increased visitor spending will ripple through the local economy, benefiting restaurants, shops, and service providers, and reinforcing the region's role as a sought-after destination along the St. Lawrence River.

**Indirect Support for Housing and Community Vitality:**

Though not directly creating housing units, the project's positive impact on the local economy and its role in attracting residents and visitors can spur broader community improvements. As economic prospects brighten, interest in living, working, and investing in the area may increase, indirectly supporting housing market growth and overall community vitality.

By preserving a historic landmark, enhancing tourism, creating jobs, and encouraging sustainable development, the Carleton Villa stabilization project aligns seamlessly with the REDC's strategic vision. It leverages local heritage to drive economic diversification, workforce growth, and community identity—helping ensure a vibrant, prosperous future for Cape Vincent and the broader region.

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Q\_929    Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)

Preliminary Engineering completed

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Q\_16509    Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)

Preliminary Engineering completed

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Q\_975    Estimated Project Timeline: include project start/completion dates, estimates for design, permitting and construction or other major steps.

Award Announcement: April 2025  
Contracts June 2025  
Construction starts July 2025  
Construction completed January 2026  
Reporting completed February 2026

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Q\_580 Provide a list of all federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, indicate "NA".

The project will need a Jefferson County Building permit.

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Q\_12606 Does this project require State and/or Federal Environmental Review?

Yes

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Q\_2364 What is the status of State and/or Federal Environmental Review?

Town is completing the SEQR

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Q\_12607 Please indicate the lead agency (if applicable).

Town of Cape Vincent

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Q\_12604 Has a National Environmental Policy Act (NEPA) Record of Decision been issued?

No

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## Prior CFA Funding

Q\_12625 Has the applicant or project been awarded funding in prior CFA rounds?

No

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Q\_4160 For each program to which you are applying under the CFA, explain your strategy for proceeding if the full amount of requested funding, required matching funds, and temporary financing are not secured as expected, or committed sources become unavailable. This explanation must address any proposed project phases, and both CFA and non-CFA sources of funds.

If the full amount is not awarded the work will not move forward as they seek other funding sources.

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## Standard Question

### Restore New York Communities Initiative - Round 9

Property Assessment List - Please complete the table below. Contact [restoreny@esd.ny.gov](mailto:restoreny@esd.ny.gov) if there are more than 30 sites.

*List of All Property Assessments*

	Site Name/Address	Square Feet	Current Zoning Classification	Zoning Upon Project Completion	Project Type	Building Category	Additional Properties?
Site #1	<a href="#">Carleton Island RD Lot 1</a>	15000	Mixed Use	Mixed Use	Rehabilitation	Abandoned	No
Site #2							
Site #3							
Site #4							
Site #5							
Site #6							
Site #7							
Site #8							
Site #9							
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Q\_14790 Please Contact [restoreny@esd.ny.gov](mailto:restoreny@esd.ny.gov)

[Please contact \[restoreny@esd.ny.gov\]\(mailto:restoreny@esd.ny.gov\) if there are additional sites.](#)

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## General Information

Q\_13235 Type of Municipality

[Town](#)

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Q\_4609 Legal name of Applicant/Municipality

[Town of Cape Vincent](#)

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Q\_4612 Name of Project (a Project can have multiple properties)

[Stabilization of Carleton Villa](#)

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## Special Project

Q\_6782 Are you applying for a special project?

[No](#)



## Project Description

Q\_14232 Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables.

The "Stabilization of Carleton Villa" project focuses on essential structural stabilization and weatherization measures to preserve this historic property on Carleton Island in Cape Vincent, NY. This effort lays the groundwork for future redevelopment, ensuring the villa's integrity remains intact as plans progress toward its long-term use as a boutique hotel and restaurant.

### Key Project Components

#### Temporary Electrical Service

A temporary electrical service will be installed on-site to support contractors during stabilization activities. Currently, there is no power available on the property, making this step essential for a safe and efficient work environment.

#### Subflooring Removal and Replacement

Deteriorated subflooring in the main house will be carefully removed and replaced with high-quality, moisture-resistant materials. This ensures a solid, stable base and prevents further deterioration, particularly during the winter months.

#### Structural Masonry Restoration

Extensive masonry work will restore the villa's structural integrity and historic character. Crews will clean, repoint, and repair mortar joints, as well as replace damaged bricks and stones to closely match original materials. Heavily compromised sections will be thoughtfully dismantled and rebuilt to ensure longevity and maintain the building's aesthetic authenticity.

#### Roof Reconstruction

The roof will be fully reconstructed to protect the structure from environmental damage. This includes installing new roof sheathing, making necessary framing repairs, applying a durable waterproof barrier, and installing temporary sheeting to prevent water infiltration. These measures halt further decay and stabilize the villa's interior spaces.

#### Wall Replacement and Framing

Damaged framing and wall sections will be replaced with sturdier materials and a proper weather barrier to safeguard against moisture and future damage. This reinforcement enhances the building's resilience and helps maintain its historic character.

#### Summary

By stabilizing the structure, upgrading critical components, and implementing key weatherization measures, the "Stabilization of Carleton Villa" project safeguards this important historic landmark. These efforts protect the villa from further decay, ensure a stable platform for future restoration phases, and keep the ultimate goal of cultural and economic revitalization—through its eventual use as a boutique hotel and restaurant—firmly within reach.

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## Statement of Need

Q\_14235 Explain why Restore NY funds are being requested. Include the impact Restore NY funding would have on the projects success and provide supporting documentation where applicable. Use one or more of the following as a guide to your answer: Financial Gap: Explain how sufficient funds cannot be obtained from other sources to complete the project without Restore NY funding. Feasibility: Explain how the project cannot go forward on the basis of terms offered by private and/or public funding sources. Include terms imposed by other sources and why these will not allow the project to proceed. Geographically: Explain the need for the project in the specific geographic area proposed.

The Town of Cape Vincent requests \$1,000,000 in Restore NY funding toward a \$1,120,000 project to stabilize and weatherize the historic Carleton Villa. Situated on Carleton Island, close to the Canadian border on the St. Lawrence River, this once-grand structure—built in 1895 for William O. Wyckoff, the marketer and owner of Remington Typewriters—has endured decades of severe conditions. Without intervention, the villa will continue to deteriorate, risking the loss of a cultural treasure that connects our region to its industrial and historical legacy.

### **Historical and Regional Significance**

Carleton Island's history spans early French exploration and British strategic use during the Revolutionary War. Carleton Villa's preservation is not merely architectural; it safeguards a vital link to these layered narratives. By protecting this structure, we preserve the heritage of Cape Vincent and the broader North Country, ensuring that future generations can appreciate this tangible piece of our past.

### **Alignment with Local Revitalization Goals**

Stabilizing Carleton Villa aligns with the Town and Village of Cape Vincent's Local Waterfront Revitalization Plan (LWRP), which prioritizes historic preservation, economic growth, and community engagement. By arresting further damage and weatherproofing the villa, we lay the foundation for its eventual reuse as a boutique hotel and restaurant—an attraction that will spur tourism, create jobs, and stimulate the local economy.

### **Local Economic Benefits of Construction**

Beyond the villa's long-term potential, the immediate construction phase represents a \$1.1 million direct investment into the local community. This includes employing area contractors, craftsmen, and laborers, as well as purchasing building materials and supplies from local businesses. These short-term expenditures will provide a boost to the regional economy, circulating dollars within the community and supporting local livelihoods even before the villa's final transformation.

### **Impact of Restore NY Funding**

Securing \$1,000,000 in Restore NY funding will:

**Bridge the Funding Gap:** Provide the critical resources needed to start stabilization and weatherization without delay.

**Ensure Future Viability:** Attract further private and public investments needed to complete restoration and redevelopment phases.

**Drive Economic Development:** Begin the process of converting Carleton Villa into a economic asset, increasing tourism, creating permanent hospitality jobs, and supporting local businesses.

**Preserve Cultural Heritage:** Maintain a historically significant structure that embodies the region's rich past and instills community pride.

### Conclusion

The requested Restore NY funding is the linchpin that will secure Carleton Villa's future. By committing these funds, New York State can help protect an irreplaceable historic landmark, generate immediate economic benefits during construction, and lay the groundwork for lasting cultural and economic revitalization in Cape Vincent. We respectfully urge favorable consideration of this grant request.

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Q\_14234 Describe the current State of Project Development (i.e. Planning, preliminary engineering, final design, etc.)

The preliminary engineering report has been completed and if funding is secured could move quickly to bid documents.

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Q\_5252 Please provide Name and Address of Development company selected for this project.

Carleton Villa LLC, 711 North Broadway, Lantana FL 33462

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Q\_5341 Describe the selection process used to determine the primary entity conducting the project (Private Developer, Municipality or Other).

The developer Carleton Villa LLC purchased the property in 2022 and has been working on a restoration plan since that time. They proposed the project for consideration to the town.

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## Project Information

Q\_4608 Describe how this project conforms to a local revitalization or urban development plan, or is otherwise architecturally consistent with nearby and adjacent properties.

The stabilization and weatherization of Carleton Villa align closely with the Town and Village of Cape Vincent's Local Waterfront Revitalization Plan (LWRP) and broader development strategies. By preserving an iconic historic structure and preparing it for future adaptive reuse, the project advances priorities in historic preservation, economic development, and responsible waterfront enhancement.

### Historic Preservation

Carleton Villa, designed by architect William Miller and completed in 1895 for William O. Wyckoff, the marketer behind Remington Typewriters, is a locally significant landmark that has sat abandoned for over 90 years. Through stabilization, the project will:

**Protect Cultural Heritage:** Safeguard an architectural masterpiece that reflects Cape Vincent's industrial and cultural legacy.

**Enhance Community Identity:** Reinforce the town's historical character, fostering local pride and strengthening community ties.

**Educational Value:** Lay the groundwork for future interpretive exhibits, enabling residents and visitors to appreciate the villa's storied past.

## Economic Development

While this phase focuses on structural integrity and weatherproofing, the long-term vision for Carleton Villa includes transforming it into a boutique hotel and restaurant. Stabilization is the first critical step in unlocking its economic potential:

**Job Creation:** Future construction and operational phases will lead to local employment opportunities.

**Tourism Boost:** Preserving the villa now will attract future visitors, leveraging its historic allure and prime waterfront setting.

**Local Business Support:** Increased tourism and activity will eventually direct more customers to existing shops, eateries, and services.

**Diversified Economy:** Over time, Carleton Villa can help broaden the local economic base, anchoring a heritage tourism sector.

## Utilization of the St. Lawrence River

Cape Vincent is the “Gateway” to the St. Lawrence River and Lake Ontario. The villa’s stabilization protects a key asset in this strategic location:

**Scenic Enhancement:** Maintaining the villa’s exterior prevents further decay, preserving a picturesque waterfront that enriches the visitor experience.

**Recreational Synergy:** As the villa’s role evolves, it can complement existing river activities—such as boating, fishing, and sightseeing—enhancing the area’s draw for tourists.

**Sustainable Stewardship:** Employing best practices in restoration safeguards the river’s ecological health and underscores Cape Vincent’s commitment to environmental responsibility.

## Consistency with Nearby Properties

The Carleton Villa project aligns with the character and aspirations of the broader Cape Vincent community:

**Architectural Harmony:** Stabilization efforts respect the villa’s original design, ensuring any future improvements remain consistent with the historic aesthetic of surrounding properties.

**Complementary Use:** Preserving the structure now sets the stage for a future hospitality venue that will integrate seamlessly with existing attractions and amenities.

**Community Integration:** Adhering to the LWRP and engaging local stakeholders ensures that the project’s progression will serve community interests and reflect shared goals.

## Conclusion

The stabilization of Carleton Villa is a foundational step in achieving the Town and Village of Cape Vincent’s long-term vision for waterfront revitalization. By preserving a historically significant building, laying the groundwork for economic growth, and maintaining harmony with the natural and built environment, the project positions Carleton Villa to become a dynamic centerpiece of Cape Vincent’s future prosperity and cultural vitality.

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## General Information

Q\_4598 Is at least 50% of the project located within a Brownfield Opportunity Area?

No

Q\_14236 Is at least 50% of the project in an Empire Zone Program-Investment Zone?

No

Q\_13230 Does this project include affordable housing?

No

Q\_4964 Are any properties associated with this project located in an Economically Distressed Community?

Moderately Distressed

Q\_4604 Does the Municipality have a local revitalization or urban development plan?

Yes

Q\_5346 Provide date of last update.

2023-12-07

Q\_4603 Has the Municipality ever been or currently delinquent under the terms of any agreements with Empire State Development?

No

## Project Implementation

Q\_13225 Will any other entity (local, state, federal agency or private investor) be involved in implementation of the project?

No

## Project Information

Q\_13236 Describe how this project will fulfill one or more of Restore NY's goals to  
(1) induce commercial investment; and/or  
(2) improve local housing stock.

The "Stabilization of Carleton Villa" project represents the critical first step in positioning this historic landmark for future commercial success. By halting further deterioration and weatherizing the structure, this initiative lays the groundwork for eventually transforming Carleton Villa into a boutique hotel and restaurant—an anchor that will drive significant economic activity in Cape Vincent.

#### 1. Establishing a Future Commercial Hub

While this phase focuses on structural stabilization, it sets the stage for a dynamic commercial center that will draw visitors to Cape Vincent. Once the villa is fully restored and repurposed, the boutique hotel and restaurant will leverage its historical value and prime waterfront location to attract tourists and business travelers, ensuring a steady flow of patrons and commercial interest in the community.

#### 2. Stimulating Local Business Growth

As the project advances toward its long-term goals, the increased visitor traffic generated by Carleton Villa's transformation will ripple through the local economy. Nearby shops, eateries, and service providers will benefit from this heightened foot traffic, encouraging existing businesses to expand and new ventures to emerge. This positive cycle of growth and reinvestment strengthens Cape Vincent's economic base.

#### 3. Job Creation and Economic Diversification

The current stabilization activities rely on local contractors, laborers, and suppliers, providing immediate employment and skill development opportunities. Looking ahead, once the villa is operational as a hotel and restaurant, it will create year-round positions in hospitality, maintenance, and management. This diversifies the economy by reducing dependence on seasonal or singular industries, and builds a sustainable employment landscape.

#### 4. Attracting Further Investment

Completing the stabilization phase will demonstrate the viability and potential of high-quality historic preservation projects. This early success will instill confidence in prospective investors, encouraging additional private and public funding for subsequent restoration and commercial development. Over time, Cape Vincent will become known as a community that values and invests in cultural, historical, and economic revitalization.

#### 5. Enhancing Property Values

Securing the villa's structural integrity and setting it on a path to becoming a thriving commercial entity will improve the area's overall appeal. Higher property values, driven by increased economic activity and improved amenities, will bolster residential and commercial real estate markets, fostering long-term community stability and growth.

#### Conclusion

By laying the groundwork for future transformation into a commercial hub, the "Stabilization of Carleton Villa" project directly aligns with Restore NY's objective of inducing commercial investment. Through incremental steps—stabilizing the property, stimulating nearby businesses, creating jobs, attracting investors, and enhancing property values—this initiative will spark sustained economic revitalization and community-wide prosperity in Cape Vincent.

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Q\_4615 Describe how Restore NY funds will be used in this project.

The "Stabilization of Carleton Villa" project focuses on critical structural reinforcement and

weatherization measures essential to preserving this historic landmark in Cape Vincent, NY. With a total project budget of \$1, 120, 000 and a requested \$1, 000, 000 in Restore NY funding, these resources will address immediate threats to the villa's integrity and ensure that future restoration efforts can proceed on solid footing.

#### Key Activities Supported by Restore NY Funds

##### Temporary Electrical Service

Since there is currently no power on-site, a portion of the funds will be used to establish a temporary electrical service. This is necessary for contractors to safely and efficiently perform stabilization and weatherproofing tasks.

##### Subflooring Replacement

Deteriorated subflooring will be removed and replaced with moisture-resistant materials, creating a reliable foundation and preventing further damage. These improvements will stabilize the interior environment, ensuring the building can withstand harsh weather conditions.

##### Structural Masonry Restoration

The project includes targeted masonry repairs to restore the villa's structural integrity. Cleaning, repointing, and replacing damaged stones and bricks will help maintain the building's historical character while safeguarding it against further deterioration.

##### Roof Weatherproofing and Sealing

Roof work will focus on installing a durable protective barrier to seal out moisture. By applying ice and water shielding and ensuring proper sheathing, the project prevents water infiltration and future damage to the building's framework.

##### Wall Stabilization and Weather Barrier

Damaged framing and wall sections will be replaced, and a weather barrier will be installed to protect against moisture intrusion. This measure ensures that the interior walls remain dry and sound, essential for long-term preservation.

##### Project Management and Contingency

A portion of the funds will support professional project management to keep the work on schedule and within budget. In addition, a contingency fund will address any unforeseen challenges that arise during the stabilization process, ensuring that the project remains viable through completion.

##### Impact of Restore NY Funds

**Closing the Funding Gap:** The requested \$1, 000, 000 is critical to launching stabilization efforts without delay, eliminating the risk of further deterioration.

**Ensuring Project Feasibility:** A secure financial foundation will make the project more attractive to private and public investors, enabling future phases of restoration and eventual adaptive reuse.

**Economic Catalyst:** The successful stabilization of Carleton Villa sets the stage for its eventual transformation into a boutique hotel and restaurant, creating jobs, attracting tourists, and stimulating economic activity in Cape Vincent.

**Cultural Preservation:** Protecting this historically significant structure maintains the region's cultural identity, fostering community pride and ensuring that an invaluable piece



of local heritage endures for future generations.

With a total project budget of \$1, 120, 000, the \$1, 000, 000 in Restore NY funding is essential for preserving Carleton Villa's integrity. By strategically investing in crucial stabilization measures, this project not only safeguards a key historic asset but also lays the groundwork for lasting economic, cultural, and community benefits in Cape Vincent and the broader North Country region.

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Q\_4616 If the project is not fully funded, explain what other sources the municipality will seek or measures it will take, to fully fund, implement and complete this project.

If the project does not receive the full \$1, 000, 000 in Restore NY funding, Carleton Villa LLC and the municipality are committed to exploring additional sources and implementing necessary measures to ensure the stabilization and completion of Carleton Villa. However, without this crucial funding, the project will face delays, resulting in the loss of an entire construction season. This delay would expose the villa to another year of harsh North Country winters, leading to further deterioration and additional damage.

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Q\_4617 Describe the measureable results and economic impact the municipality expects to achieve through this project. Include numbers of new or refurbished housing units and square footage of industrial and commercial space.

The "Stabilization of Carleton Villa" project sets the stage for significant future economic and community benefits in Cape Vincent. By preserving this historic structure, the project supports local employment, lays the groundwork for future commercial development, and boosts overall economic activity.

#### Foundation for Future Commercial Space

Although this phase focuses on structural stabilization and weatherization rather than full-scale redevelopment, it paves the way for Carleton Villa's eventual transformation into a boutique hotel and restaurant. Once complete, this next phase is envisioned to offer high-quality guest rooms, dining areas, event spaces, and related hospitality services—potentially encompassing thousands of square feet of new commercial space that will enhance Cape Vincent's business offerings.

#### Economic Impact

##### Job Creation:

**Construction Phase:** The stabilization work will employ local contractors, laborers, and suppliers, channeling project funds directly into the community and supporting several jobs during the renovation period.

**Long-Term Operations:** As the villa moves toward becoming a hospitality venue, it will create permanent and seasonal positions in management, hospitality, maintenance, and support services, diversifying the local job market and offering stable, year-round employment opportunities.

##### Tourism Growth:

Once fully redeveloped, Carleton Villa's historic character and prime waterfront location will attract visitors interested in heritage tourism and outdoor recreation. Increased visitation will bring more spending on accommodations, dining, shopping, and recreational activities, strengthening the local tourism sector and supporting related businesses.

##### Revenue Generation:



Future hotel and restaurant revenues will contribute to the local tax base and stimulate additional community investments. The influx of visitors and patrons drawn to Carleton Villa will naturally increase foot traffic to neighboring shops, restaurants, and service providers, encouraging these businesses to expand and invest in their own growth.

#### Broader Economic and Social Benefits

##### Property Value Increase:

As the villa stabilizes and moves toward its eventual role as a commercial hub, surrounding property values are likely to rise. This uplift attracts additional residential and commercial investments, further energizing the local real estate market and encouraging improvements throughout the community.

##### Community Revitalization:

Preserving and revitalizing a historically significant landmark reinforces community identity and pride. The project will help maintain Cape Vincent's cultural heritage, fostering a sense of place and connection that contributes to long-term social cohesion and resident satisfaction.

##### Sustainable Development:

By integrating sustainable practices into the stabilization process, the project aligns with broader goals of environmental stewardship, responsible waterfront revitalization, and balanced urban development—ensuring that economic growth doesn't come at the expense of Cape Vincent's natural resources and quality of life.

The "Stabilization of Carleton Villa" project represents a critical first step toward transformative economic, cultural, and social benefits. By ensuring the villa's structural integrity now, the community secures a future foundation for commercial space, job growth, increased tourism, and sustained economic vitality. This forward-looking investment promises a more vibrant, resilient, and prosperous future for Cape Vincent.

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Q\_4618 Describe, and quantify where possible, how the project will facilitate effective and efficient use of existing and further public resources so as to promote both economic development and the preservation of community resources.

The "Stabilization of Carleton Villa" project is designed to facilitate the effective and efficient use of existing and future public resources, promoting economic development while preserving community resources. Below, we describe and quantify how the project will achieve these objectives.

#### Utilization of Existing Public Resources

##### 1. Leveraging Local Infrastructure

- **Transportation and Accessibility:** The project will utilize existing transportation infrastructure, including roads on Carleton Island. This efficient use of existing public resources ensures minimal additional strain on transportation networks while promoting regional accessibility.

##### 2. Enhancing Public Spaces

- **Waterfront Revitalization:** The restoration of Carleton Villa includes plans to improve adjacent public waterfront spaces, aligning with Cape Vincent's Local Waterfront Revitalization Plan (LWRP). These enhancements will make the waterfront more attractive and accessible, encouraging public use and enjoyment.

- **Cultural and Recreational Facilities:** By developing the villa into a cultural landmark and recreational hub, the project will support and complement existing public facilities, such as parks and historical sites, promoting a cohesive and enriched community experience.

## Promotion of Economic Development

### 1. Job Creation and Workforce Development

- **Construction Jobs:** The project will create approximately 50-75 construction jobs, providing immediate employment opportunities for local workers.
- **Permanent Jobs:** Once operational, the boutique hotel and restaurant will generate 30-40 seasonal and permanent jobs, offering stable employment and career development opportunities for residents.
- **Workforce Training:** The project will collaborate with local vocational schools and training programs to develop the skills of the local workforce, ensuring that residents are well-prepared for new job opportunities.

### 2. Increased Tax Revenues

- **Property Taxes:** The restored villa will significantly increase property values in the vicinity, generating higher property tax revenues for the municipality. An estimated 10-15% increase in surrounding property values could result in additional annual property tax revenues of \$100, 000-\$150, 000.
- **Sales Taxes:** The influx of tourists and increased commercial activity are expected to boost local sales tax revenues. The estimated \$2-3 million in annual revenues from the boutique hotel and restaurant alone could contribute an additional \$200, 000-\$300, 000 in sales taxes annually.

### 3. Stimulating Private Investment

- **Catalyst for Development:** The successful stabilization and commercialization of Carleton Villa will serve as a model for future private investments. By demonstrating the economic viability of such projects, it will attract further private investments into the community.
- **Business Growth:** The project will stimulate growth in local businesses, encouraging expansions and new ventures that further contribute to the economic vibrancy of Cape Vincent.

## Preservation of Community Resources

### 1. Historical Preservation

- **Architectural Conservation:** The project will preserve Carleton Villa, a historic landmark, ensuring that its architectural integrity and historical significance are maintained for future generations.
- **Cultural Heritage:** By restoring and repurposing the villa, the project will enhance community identity and pride, preserving the cultural heritage of Cape Vincent.

### 2. Environmental Stewardship

- **Sustainable Practices:** The project will incorporate sustainable building practices, such as using eco-friendly materials and energy-efficient technologies, to minimize environmental impact and promote long-term sustainability.
- **Ecological Preservation:** Restoration efforts will include measures to protect and

enhance the natural beauty and ecological health of the St. Lawrence River and its surroundings.

#### Quantifiable Outcomes

- Commercial Space: Addition of 15, 000 square feet of new commercial space.
- Job Creation: Approximately 50-75 construction jobs and 30-40 seasonal and permanent jobs.
- Visitor Increase: An addition of thousands of new visitors annually.
- Revenue Generation: Estimated \$2-3 million in annual revenues from the boutique hotel and restaurant, contributing \$200, 000-\$300, 000 in sales taxes and increased bed tax.
- Property Value Increase: An estimated 10-15% increase in surrounding property values, generating \$100, 000-\$150, 000 in additional property tax revenues annually.

#### Conclusion

The "Stabilization of Carleton Villa" project will effectively and efficiently utilize existing and future public resources to promote economic development and preserve community resources. By leveraging local infrastructure, enhancing public spaces, and fostering economic growth through job creation, increased tax revenues, and stimulating private investment, the project ensures sustainable development and long-term benefits for Cape Vincent.

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Q\_4619 Describe, and quantify where possible, how the project will develop and enhance infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities.

The "Stabilization of Carleton Villa" project is designed to develop and enhance infrastructure and facilities in Cape Vincent, directly contributing to the attraction, creation, and sustainability of employment opportunities. Below is a detailed description, with quantifiable metrics where possible, of how this project will achieve these objectives.

#### Infrastructure Development

##### 1. Restoration and Repurposing of Carleton Villa

- Structural Stabilization: The project will invest in the structural stabilization of Carleton Villa, transforming it into a functional boutique hotel and restaurant. This investment, totaling approximately \$1.2 million, will ensure the building is safe, attractive, and operational.
- Modern Amenities: Upgrading the villa to include modern amenities such as state-of-the-art kitchen facilities, high-speed internet, and comfortable guest accommodations will make it a competitive hospitality venue.

##### 2. Waterfront and Public Space Enhancements

- Waterfront Improvements: Enhancing the waterfront area adjacent to Carleton Villa will include landscaping, the installation of benches and lighting, and the creation of pedestrian pathways. These improvements will make the area more inviting and accessible, encouraging greater public use and tourism.
- Public Access Facilities: Building docks and boat access points will integrate the villa into the broader recreational landscape of the St. Lawrence River, attracting boaters and water-based tourism activities.

## Employment Creation

### 1. Construction Phase

- **Job Creation:** The restoration of Carleton Villa is expected to create 50-75 construction jobs. This will include roles such as architects, engineers, laborers, electricians, and plumbers. The construction phase will provide short-term employment and skill development opportunities for local workers.
- **Local Suppliers:** Utilizing local suppliers for construction materials and services will further boost the regional economy and create additional indirect employment opportunities.

### 2. Operational Phase

- **Hospitality Jobs:** Once operational, the boutique hotel and restaurant will create an estimated 30-40 seasonal and permanent jobs. These positions will include hotel management, front desk staff, housekeeping, kitchen and restaurant staff, maintenance, and marketing roles.
- **Service Industry Support:** The influx of tourists and guests will support additional employment in the local service industry, including transportation, tour guides, and retail.

## Sustainable Employment

### 1. Tourism and Hospitality

- **Increased Visitor Numbers:** Attracting an additional 10, 000-15, 000 visitors annually will sustain employment by ensuring a steady demand for hospitality and tourism services. This consistent influx of tourists will provide stable, year-round employment opportunities.
- **Event Hosting:** The villa's facilities will be used to host events such as weddings, corporate retreats, and cultural gatherings. These events will require event planning, catering, and support staff, creating further employment opportunities.

### 2. Local Business Growth

- **Economic Multiplier Effect:** The project is expected to boost local business revenues by 15-20%, supporting the expansion of existing businesses and the creation of new ventures. This economic activity will sustain employment in sectors such as retail, dining, and entertainment.
- **Partnerships with Local Businesses:** Collaborations with local suppliers and service providers will create a network of mutually beneficial relationships, ensuring that the economic benefits of the project are widely distributed throughout the community.

## Long-Term Economic Benefits

### 1. Educational and Training Opportunities

- **Workforce Development Programs:** Partnering with local vocational schools and training centers to develop hospitality and tourism training programs will ensure a skilled workforce, prepared to meet the demands of the new job opportunities created by the project.
- **Internships and Apprenticeships:** Offering internships and apprenticeships at the villa will provide hands-on training and career pathways for young people and those transitioning careers.

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Q\_4620 Describe any public comments, either for or against this project during the Public Hearing.

During the public hearing, attendees expressed strong support for the villa's stabilization, emphasizing the property's historical significance and the importance of restoring this cherished landmark. While a handful of individuals raised concerns, and submitted letters their comments primarily focused on potential future uses of the site—such as a proposed camping area—rather than the villa's immediate stabilization efforts. Some community members sought clarification on the process and the developer's commitment to providing the local share of funding, indicating a desire for clear communication and understanding.

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### Project Readiness and Feasibility

Q\_4621 Indicate if an analysis of the following have been completed:

Market Feasibility

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Q\_4640 Are Green Construction techniques being employed?

Yes

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Q\_5335 Does the project have a business plan?

Yes

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Q\_5336 Has the Business plan been analyzed by a financial institution?

No

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Q\_14249 Did the municipality receive Restore NY funding in any of the previous rounds?

No

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Q\_14247 Does this project relate to a project that was funded by Restore NY in a previous round?

No

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Q\_14251 Does this project align with the Regional Economic Development Council's Strategic Plan?

Yes

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Q\_14252 Explain how the project aligns with the Regional Economic Development Council's Strategic Plan.

The stabilization and weatherization of Carleton Villa closely align with the North Country Regional Economic Development Council's (NCREDC) strategic priorities. Although this phase focuses on securing the structure and preventing further deterioration, it lays the groundwork for future redevelopment and adaptive reuse that support placemaking, innovation, workforce development, tradeable sectors, and housing.

#### Placemaking

By safeguarding the historic Carleton Villa, this project preserves a key cultural landmark on Carleton Island, enhancing the character and appeal of Cape Vincent. The stabilized villa will serve as a future anchor for community life—once it evolves into a boutique hotel and restaurant, it will attract visitors, provide a gathering place for residents, and become a focal point in the waterfront landscape.

#### Innovation

This effort employs innovative approaches to historic preservation, including sustainable materials and energy-efficient techniques. Stabilizing and weatherproofing the villa ensures it can be repurposed for modern hospitality use without sacrificing its architectural integrity. Such adaptive reuse demonstrates how heritage resources can be innovatively integrated into contemporary economic development strategies.

#### Workforce Development

The stabilization work generates immediate construction-related jobs, offering local laborers, contractors, and suppliers new opportunities. Over time, as the villa transitions into a commercial venue, long-term positions in hospitality, maintenance, and management will emerge. Skilled trades—such as masonry, carpentry, and restoration crafts—will benefit as the community builds a more capable, diverse workforce.

#### Tradeable Sectors

While the initial phase secures the structure, the ultimate vision for Carleton Villa as a boutique hotel and restaurant will bolster the region's tourism industry—a key tradeable sector. Visitors from outside the area will boost demand for accommodations, dining, and local experiences, generating revenue and increasing the region's profile as a travel destination. Local businesses, from shops to recreational services, will see growth in clientele, strengthening the broader economy.

#### Housing

Though not directly creating housing units, the project's longer-term economic revitalization potential indirectly benefits the housing market. Successful stabilization and subsequent redevelopment can attract new residents, catalyze further investment, and improve the overall quality of life. A thriving economy supported by cultural heritage tourism can encourage new housing development and enhance community livability, indirectly supporting NCREDC's housing goals.

The stabilization of Carleton Villa aligns with NCREDC's priorities by setting the stage for a future hub of cultural, economic, and social activity. Through placemaking, innovation, workforce development, support for tradeable sectors, and indirect housing market improvements, this initiative ensures that Cape Vincent and the broader North Country region remain vibrant, resilient, and economically competitive.

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Q\_14253 Explain what makes your project a regional economic priority- for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation, etc..

The "Stabilization of Carleton Villa" project advances the economic and cultural vitality of Cape Vincent by capitalizing on prior grants and investments while injecting new momentum into the local economy. This effort safeguards a historic asset, sets the stage

for future commercial use, and ensures that the region's previous gains are magnified and sustained.

### Leveraging Previous Grants for Greater Impact

By aligning with previously awarded grants—such as the Lake Ontario Resiliency and Economic Development Initiative (REDI), Local Waterfront Revitalization Program (LWRP) improvements, the NY Forward Downtown Revitalization award, and Federal Boating Infrastructure funds—this project maximizes existing infrastructure enhancements. Stabilizing Carleton Villa now ensures that past investments continue to yield returns, creating a stronger foundation for future economic growth and community revitalization.

### Immediate Job Creation and Economic Infusion During Construction

The stabilization phase itself represents a direct local investment of over \$1.1 million in Cape Vincent. This funding will employ area contractors, skilled laborers, and suppliers, channeling resources directly into the community. As a result, local workers gain immediate income and skill-building opportunities, while local businesses providing construction materials, equipment, and services see increased revenues.

### Long-Term Economic Investment and Private Capital Attraction

By preserving and preparing Carleton Villa for its eventual transformation into a boutique hotel and restaurant, this project catalyzes long-term economic benefits. The successful stabilization will encourage private investors to commit capital to the next phases, confident in the viability of a historically significant, well-positioned asset. Over time, this new commercial anchor will draw visitors, support tourism-based businesses, and stimulate ongoing growth in Cape Vincent and neighboring communities.

### Sustainability and Community Revitalization

The project aligns with the principles of sustainability and thoughtful development advanced by prior grants. By restoring and adaptively reusing an abandoned historic property, the initiative safeguards cultural heritage while promoting responsible waterfront revitalization. In doing so, it enhances Cape Vincent's appeal as a sustainable tourist destination, attracts environmentally conscious travelers, and preserves the natural and architectural resources that define the area's character.

### Fostering Community Pride and Engagement

Carleton Villa's revitalization builds on prior efforts to energize downtown Cape Vincent and its waterfront, reinforcing community pride and identity. As the villa stabilizes, it becomes a focal point for cultural events, historical interpretation, and educational programs, deepening residents' connection to their heritage and fostering greater civic involvement.

### Efficient Use of Public Resources



By breathing new life into a historically significant but underutilized structure, the project demonstrates wise stewardship of public funds. Rather than building from scratch, it optimizes existing assets, reduces waste, and showcases how public-private partnerships can deliver sustainable, long-term benefits.

The "Stabilization of Carleton Villa" project amplifies the impact of previous grants, stimulates the local economy with immediate construction-related spending, and sets the stage for enduring commercial success. Through job creation, investor confidence, sustainable tourism development, and strengthened community pride, the project positions Cape Vincent and the broader region for lasting prosperity and resilience.

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Q\_16545 Does your project address recovery efforts related to damage resulting from storms that occurred on July 15th and 16th, 2024?

No

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Q\_16546 If your answer to the previous question is yes, please explain how.

No Answer

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## Project Information- Timeline

### Project Timeline

	Task Description	Responsible Party	Anticipated Completion
1	Restore NY Award Notification	ESDC	2025-04-01
2	Project Start Date	Municipality	2025-08-01
3	Design and Bid Documents	Carleton Villa LLC	2025-08-01
4	Construction Starting	Carleton Villa LLC	2025-09-15
5	Construction Completed	Carleton Villa LLC	2026-01-31
6	No Answer	No Answer	No Answer
7	No Answer	No Answer	No Answer
8	No Answer	No Answer	No Answer
9	No Answer	No Answer	No Answer
10	No Answer	No Answer	No Answer
11	No Answer	No Answer	No Answer
12	Project Completion Date	Municipality	2026-01-31
13	Submit Final Report and Payment Request to ESDC	Municipality	2026-02-28



## Project Information- State and Federal Funding Sources

### State and Federal Funding Sources

	Issuing Agency & Program Name	Amount Requested	Status of Application	Status of Funds
1	No Answer	No Answer	No Answer	No Answer
2	No Answer	No Answer	No Answer	No Answer
3	No Answer	No Answer	No Answer	No Answer
4	No Answer	No Answer	No Answer	No Answer
5	No Answer	No Answer	No Answer	No Answer

## Project Information- Local, Private and Non-Profit Sources

### Other Funding Sources

	Source	Amount Requested	Status of Application	Status of Funds
1	No Answer	No Answer	No Answer	No Answer
2	No Answer	No Answer	No Answer	No Answer
3	No Answer	No Answer	No Answer	No Answer
4	No Answer	No Answer	No Answer	No Answer
5	No Answer	No Answer	No Answer	No Answer

## Project Readiness and Feasibility

### Permits Needed- Restore NY

	Agency Name	Permit Name	Status
1	Town of Cape Vincent	Building Permit	Pending

<b>2</b> <i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>3</b> <i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>4</b> <i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>5</b> <i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>6</b> <i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>

## Overall Project Funding Request

### *Residential Properties*

	<b>Total # of Properties</b>	<b>Total Project Cost</b>	<b>Total Restore NY Request</b>
<b>Demolition/Deconstruction</b>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>Rehabilitation/Reconstruction</b>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>Total Residential</b>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>

## Overall Project Funding Request- Commercial Properties

### *Demolition/Deconstruction*

	<b>Total # of Properties</b>	<b>Total Square Footage</b>	<b>Total Project Cost</b>	<b>Total Restore NY Request</b>
<b>Class A</b>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>Class B</b>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>Class C</b>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>Class D</b>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>
<b>Class S</b>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>	<i>No Answer</i>

### *Rehabilitation/Reconstruction*

<b>Total # of Properties</b>	<b>Total Square Footage</b>	<b>Total Project Cost</b>	<b>Total Restore NY Request</b>
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Office- Class A	No Answer	No Answer	No Answer	No Answer
Office- Class B	No Answer	No Answer	No Answer	No Answer
Office- Class C	No Answer	No Answer	No Answer	No Answer
Office- Class D	No Answer	No Answer	No Answer	No Answer
Light Mfg- Class A	No Answer	No Answer	No Answer	No Answer
Light Mfg- Class B	No Answer	No Answer	No Answer	No Answer
Light Mfg- Class C	No Answer	No Answer	No Answer	No Answer
Light Mfg- Class D	No Answer	No Answer	No Answer	No Answer
Retail- Class C	No Answer	No Answer	No Answer	No Answer
Retail- Class D	1	15000	1120000	1000000

### **Total Commercial**

Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Total 1	15000	1120000	1000000

### **Overall Project Funding Request- Hazardous Materials**

#### **Hazardous Materials Handling**

	Total # of Properties	Total Square Footage	Total Project Cost	Total Restore NY Request
Asbestos Removal	No Answer	No Answer	No Answer	No Answer
Lead Abatement	No Answer	No Answer	No Answer	No Answer
Total HazMat	No Answer	No Answer	No Answer	No Answer

### **Overall Project Funding Request- Totals**

#### **Total Project Funding**

	Total Project Cost	Total Restore NY Request
Total Residential	<i>No Answer</i>	<i>No Answer</i>
Total Commercial	\$1,252,200	\$1,000,000
Total HazMat	<i>No Answer</i>	<i>No Answer</i>

## Project Readiness and Feasibility

Q\_4635 Has a Phase 1 Environmental Site Assessment been completed?

Yes

Q\_14233 Does this Project require State and/or Federal Environmental Review?

No

Q\_14239 Has a National Environmental Policy Act (NEPA) Record of Decision been issued?

No

Q\_4954 Was an Environmental Impact Statement (EIS) requested or completed for any property associated with this project? If yes, one hardcopy of the Draft and Final EIS and the lead agency's Statement of Findings must be submitted to Empire State Development.

No

Q\_15019 Do you commit to maximizing the reuse of building materials where possible for this project? This includes the reuse of materials on-site, sale or donation of materials, or recycling, with the objective of minimizing construction and demolition debris sent to landfill. Answering YES to this question will require relevant language to be included in construction bid packets, contracts and sub-contracts (current contracts and sub-contracts would require an amendment). Sample language can be provided.

Yes

## State Environmental Quality Review Act (SEQRA)

Q\_14257 Has the State Environmental Quality Review Act (SEQRA) process been initiated?

No

Q\_4644 Does your project involve any physical alteration to a site (including demolition) or to the exterior of a facility, change in the nature of the activity conducted at the project site or facility, or result in significant changes to the project site area's activity patterns?

No

Q\_4645 Does your project involve acquisition of real estate?

No

Q\_4646 Does your project involve infrastructure improvements, other than extensions of existing distribution systems in approved subdivision or site plans?

No

Q\_4647 Does your project involve renovation or new construction that will add more than 4,000 square feet or requiring a zoning or land use change with no other discretionary action?

Yes

Q\_4648 Does your project involve procurement of environmental regulatory permits?

No

Q\_4649 Does your project involve demolition of a building?

No

Q\_4651 Does your project involve alterations to (other than for preservation) or demolition of a building(s) listed on the State or National Register of Historic Places?

No

Q\_14259 Are there any other known environmentally sensitive issues affecting the project (e.g. endangered species, wetlands, etc..)? If so, please describe.

There are no known environmentally sensitive issues with the stabilization project.

### State Historic Preservation Office (SHPO)

Q\_14256 Has the State Historic Preservation Office (SHPO) consultation Process been initiated?

Yes

Q\_14255 Describe the status of the SHPO consultation process

The initial request for consultation has been filed on the Cris system with SHPO.

Q\_4655 Does the project involve demolition or rehabilitation of a building(s) more than 50 years old?

Yes

Q\_4656 Does the project involve demolition or rehabilitation of a building(s) or new construction on or contiguous to a site listed on or eligible for listing on the State or National Register of Historic Places?

Yes

Q\_4969 Do you attest to follow State Historic Preservation Office (SHPO) guidelines and procedures for any properties that fall under their jurisdiction?

Yes

## Non Discrimination and Affirmative Action

Q\_4900 It is the policy of the State of New York, and the ESDC, to comply with all federal, State and local laws, policies, orders, rules and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, sexual orientation, gender identification, age, disability or marital status, and to take affirmative action in working with Contracting Parties to ensure that Minority and Women-owned Business Enterprises (MWBE's), Minority Group Members and women share in the economic opportunities generated by ESDC's participation in projects or initiatives, and/or the use of ESDC funds. ESDC's Non-Discrimination and Affirmative Action policy will apply to this contract. The selected municipality shall, to the extent permitted by law, agree to undertake a program of affirmative action as directed by and substantially in accordance with the affirmative action program of ESDC. If your project is approved for funding, where applicable, ESDC's affirmative action unit will implement an affirmative action program, including business and employment participation goals for minorities and women. Please identify the areas in which MWBE and/or minority and female workforces may be utilized.

Consultant/Feasibility Studies, Design (Arch & Eng Services), Construction Contracts

**\*Items in the table below (Application Checklist: Restore NY) with an asterisk are not considered required documents, but will help to demonstrate project readiness**

**By entering your name below in the field for CEO Certification of Checklist (Q\_14618) you certify that:**

- 1. You are authorized on behalf of the applicant and its governing body to submit this application.**
- 2. That all of the information contained in the Application and all statements, data, and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in the application, are true, correct, and complete to the best of your knowledge and belief.**
- 3. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.**

### *Application Checklist: Restore NY*

Application fee payable to Empire State Development Corporation Yes

Confirm if Complete and  
Included

<b>A true and complete copy of the Municipal Resolution</b>	Yes
<b>Proof of Publication of Property Assessment List</b>	Yes
<b>Proof of Publication of Public Hearing Notice</b>	Yes
<b>Individual Property Packet for all properties</b>	Yes
<b>Up to 2 Façade Photos for all properties</b>	Yes
<b>Letters from local planning/zoning officials stating project compliance</b>	Yes
<b>Project Site Map</b>	Yes
<b>Written commitment(s) for project financing</b>	Yes
<b>Non-municipal entity Project Proposal</b>	Yes
<b>Third Party Project Estimates</b>	Yes
<b>Credentials of individuals and/or lead entities involved in project*</b>	Yes
<b>Five years operating pro forma*</b>	Yes
<b>SEQR Environmental Assessment Form (EAF)*</b>	N/A
<b>SEQR Negative Declaration*</b>	N/A
<b>EIS Findings Statement*</b>	N/A
<b>SHPO Review Materials*</b>	yes
<b>Title of Chief Elected Official</b>	Supervisor

## Certification

Q\_1038 By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Paul Aubertine

## General Certifications

Q\_2180 By entering your name in the box below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for MBE/WBE participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

Paul Aubertne

Q\_4955 By entering your name in the box below, you are acknowledging that ESD's Contractor & Supplier Diversity policy will apply to this project. You are further acknowledging that you are aware of ESD's agency-wide Minority and Women Business Enterprise ('MWBE') utilization goal of 30%. Please note that each project will be assigned an individual contract-specific goal, which may

be higher or lower than 30%. Furthermore, you understand that, should this project receive a funding award, the Applicant shall be required to use good faith efforts to achieve the prescribed MWBE goals assigned to this project and failure to attain MWBE goal could result in grant amount being reduced.

Paul Aubertine

### Net New Jobs

No job answers necessary due to your associated programs.

### Qualified Investments

No investment answers necessary due to your associated programs.

### Project Totals

Total project cost: \$ 1,252,200

### Funding Requested from Program

Program	Amount Requested
Restore New York Communities Initiative - Round 9	\$ 1000000 maximum funding allowed: \$3,500,000

### Program Budget

#### Restore New York Communities Initiative - Round 9

Use	Source	Status	Amount	Indicate Source / Comments
Construction/Renovation	ESD Grant Funds	Anticipated	\$1000000	Restore round 9 request
Construction/Renovation	Private	Secured	\$252200	Local share by owner

### Attachment Questions & Answers

#### Restore New York Communities Initiative - Round 9

##### Project Implementation

Q\_4915 Select primary entity that will conduct/execute the project plan:

Private Developer

Q\_4914 Attach a copy of the proposal submitted by that entity.



## Project Information

Q\_4660 Attach a site map clearly identifying all targeted properties in this project.

location map.png  
[Download](#)

---

## Property Packet Uploads

Q\_14798 For properties 1-10: Attach one (1) zip file folder containing the Individual Property Packet .pdf and up to 2 (two) facade photos for each property. Name the files accordingly:

Zip Folder: "Properties 1-10 (Municipality Name)":

Individual Property Packet (.pdf): "Individual Property Packet- Property (Number)- (Municipality Name)"

Example: "Individual Property Packet- Property 4- Paradise Village.pdf"

\_RestoreNYRound9PropertyDataSheetandSiteControlAffidavit.pdf  
[Download](#)

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Q\_14799 Does this application have more than 10 properties?

no

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## Project Readiness and Feasibility

Q\_4624 Attach letter from the Local Planning/Zoning official stating that the project is compatible to local ordinances.

carleton letter-05222024095042.pdf  
[Download](#)

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Q\_4625 Attach copy of third party estimates for project costs.

2024-12-19 Carleton Villa - Stabilization ONLY estimate.pdf  
[Download](#)

---

Q\_4758 Attach copies of five years of operating pro formas for the development project.

CV-Proforma.pdf  
[Download](#)

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## Financial Commitments

Q\_13351 Please provide written commitments of project financing (10% match).

CV Local Share 12-2024.pdf

[Download](#)

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### State Environmental Quality Review Act (SEQRA)

Q\_4652 If SEQRA review has been completed for this property, provide a copy of the Environmental Assessment Form (EAF), including Short EAF Parts 1, 2, and 3 or Full EAF cover page and Parts 1 and 2 (and Part 3, if completed), and the Negative Declaration.

No attachment, cannot upload

---

### State Historic Preservation Office

Q\_13353 Please provide SHPO materials here

No attachment, cannot upload

---

### Environmental Impact Study

Q\_13354 Please upload the EIS Findings Statement here.

No attachment, cannot upload

---

### Public Disclosure Documents

Q\_4657 Attach proof of the publication of the Property Assessment List. Acceptable documentation is  
(1) photocopies of all three of the advertisements showing the dates and publication and/or  
(2) a signed receipt from the newspaper.

public hearing notice.pdf

[Download](#)

---

Q\_4658 Attach proof of the publication of the Notice of Public Hearing to discuss Restore NY application.

public hearing notice.pdf

[Download](#)

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Q\_4659 Attach a true and complete copy of a Municipal Resolution finding that the proposed project is consistent with the municipality's local revitalization or urban development plan; that the proposed financing is appropriate for the specific project; that the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and where applicable, the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities.

Certified true resolution.pdf

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[Download](#)

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## Application Fee

Q\_13352    Application Fee should be wired via the instructions in the guidelines. Please provide proof of payment here.

Town of Cape Vince proof or payment ESD.pdf

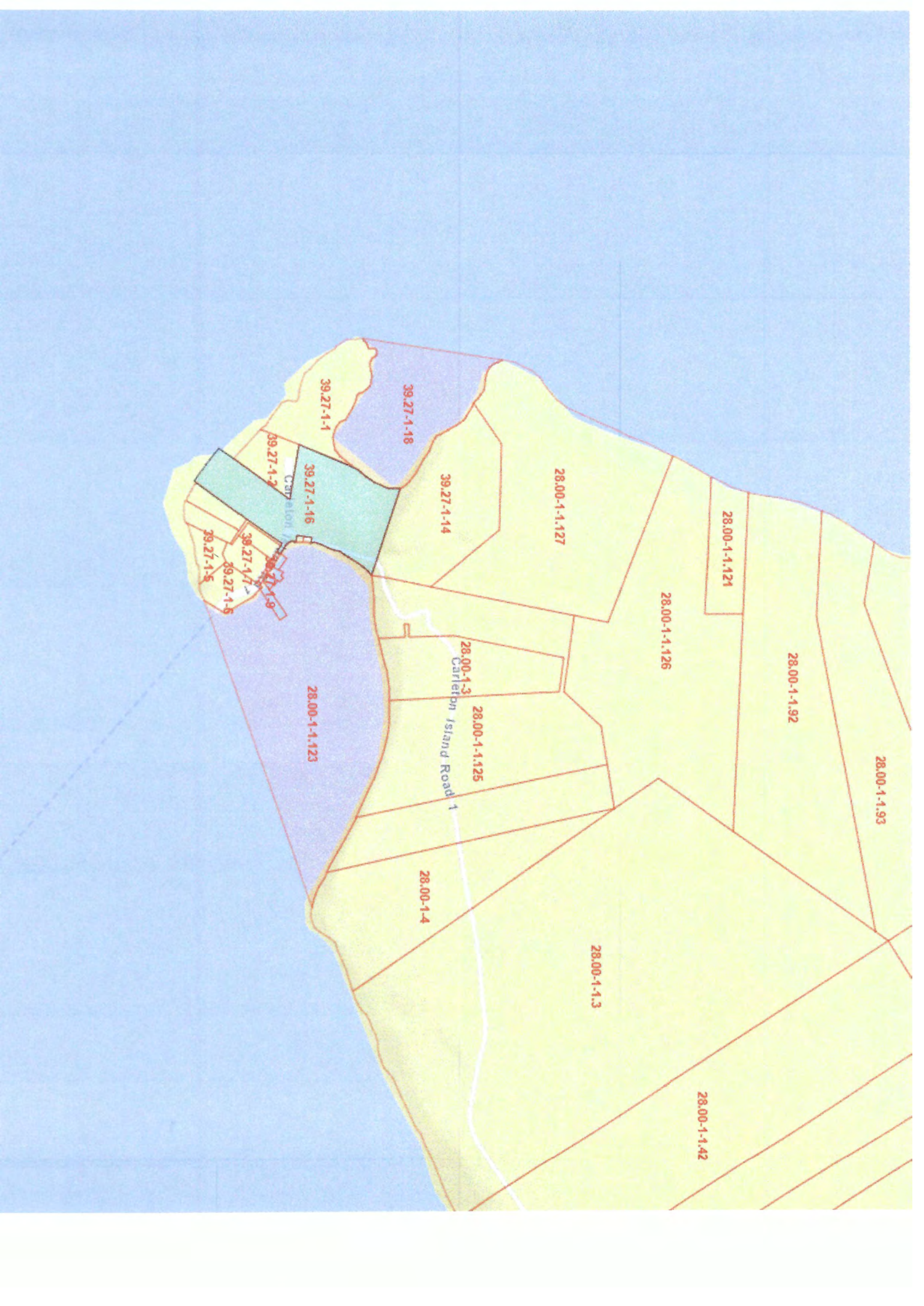
[Download](#)

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## Legend

[x] = Expired Program

SITE MAP



ZONING LETTER



Supervisor  
Paul Aubertine  
Town Clerk/Tax Collector  
Michelle A. Bouchard  
Council

Timothy D. Maloney  
Daniel A. Wiley  
Alan Wood

Superintendent of Highways  
William Pond



[www.TownofCapeVincent.org](http://www.TownofCapeVincent.org)

Assessor  
Rebecca Trudell  
Historian  
Jean Ebert  
Planning Board Chair  
Frank Giaquinto

Board of Appeals Chair  
Edward Hludzenski

Zoning Enforcement Officer  
Cody Higgins

May 21, 2024

Hope Knight, President CEO  
New York State Empire State Development  
625 Broadway  
Albany NY 12245  
RE: Stabilization of Carleton Villa

Dear President Knight,

The proposed restoration of Carleton Villa with Restore NY funding meets the requirements of zoning for the parcel at Carleton Island RD Lot 1, Cape Vincent NY 13618. -To stabilize the Carleton Villa a 15,000 sq ft building in Cape Vincent, abandoned for over 90 years, this phase focuses on cleanup, structure stabilization, roof replacement, and window installation. These activities will protect future damage and start to beautify the former key building of the island.

This project is authorized by applicable Town of Cape Vincent Zoning laws with the issuance of a Special use permit/Site Plan.

Thank You

Cape Vincent Zoning Officer

PROJECT ESTIMATE





## Opinion of Probable Construction Cost

**Project:** Carleton Villa Stabilization

**Owner:** Ronald Clapp

**Date:** Thursday, December 19, 2024

**Project Phase:** Masterplan Concept

ITEM DESCRIPTION	UOM	QUANTITY	UNIT COST	ITEM COST
<b>Building Demolition &amp; Stabilization</b>				
Electrical Service	Allowance	1	\$ 50,000.00	\$ 50,000
Scaffolding (Purchasing equipment)	Lump	1	\$ 75,000.00	\$ 75,000
East Wing Demolition	CF	16,000	\$ 2.00	\$ 32,000
Main House Subfloor Removals (Anticipate 100% of existing subfloors removed)	SF	17,000	\$ 2.00	\$ 34,000
Main House Plaster and Lathe Removal	SF	17,000	\$ 5.00	\$ 85,000
Barge Transportation (Villa to CV)	Day	10	\$ 2,500.00	\$ 25,000
Trucking Transportation (CV to Rodman)	Day	10	\$ 2,520.00	\$ 25,200
Tipping Fees	Ton	300	\$ 100.00	\$ 30,000
Masonry Salvage (New kitchen foundation)	Allowance	1	\$ 50,000.00	\$ 50,000
Structural Masonry Restoration (Repointing, replacement, rebuilding)	Allowance	1	\$ 100,000.00	\$ 100,000
Chimney Stabilization & Restoration (Shoring, bracing, repointing)	Allowance	1	\$ 200,000.00	\$ 150,000
<b>Roof Reconstruction</b>				
Framing (Anticipate 50% of roof framing)	SF	8,000	\$ 10.00	\$ 80,000
Sheathing (Anticipate 100% new sheathing)	SF	16,000	\$ 10.00	\$ 160,000
<b>Floor Reconstruction</b>				
Framing (Anticipate 100% of main house)	SF	14,000	\$ 7.00	\$ 98,000
Sheathing (Anticipate 100% of main house)	SF	14,000	\$ 7.00	\$ 98,000
<b>Wall Reconstruction</b>				
Framing (Anticipate 50% of exterior walls)	SF	3,000	\$ 10.00	\$ 30,000
Sheathing (Temporary bracing/shoring)	SF	3,000	\$ 10.00	\$ 30,000
<b>Stabilization Subtotal</b>				<b>\$ 1,152,200</b>
<b>A &amp; E Design Fees</b>				<b>\$ 100,000</b>
<b>ESTIMATED STABILIZATION' COST</b>				<b>\$ 1,252,200</b>

**NOTE:**

This estimate is representative of a reasonable opinion of cost based on public and private sources of information. However, it should not be interpreted as a definitive or guaranteed prediction of the successful bid from a contractor as bids may vary due to fluctuating market conditions, a lack of surplus bidders, proprietary specifications, differing perceptions of risk, and other external factors. Consequently, this estimate is expected to fall within the range of competitive bids from multiple contractors and subcontractors.

PROFORMA



*Carleton Villa*  
Giving History A New Life

## Pro Forma

	FY2028	FY2029	FY2030
<b>Revenue</b>	<b>\$2,755,176</b>	<b>\$2,892,935</b>	<b>\$3,037,589</b>
<b>Direct Costs</b>	<b>\$723,554</b>	<b>\$759,732</b>	<b>\$797,720</b>
Gross Margin	\$2,031,622	\$2,133,203	\$2,239,869
<b>Gross Margin %</b>	<b>74%</b>	<b>74%</b>	<b>74%</b>
<b>Operating Expenses</b>			
Salaries & Wages	\$327,170	\$337,204	\$342,455
Employee Related Expenses	\$39,260	\$40,464	\$41,095
Advertising	\$38,000	\$39,900	\$41,896
Accounting & Professional Fees	\$18,000	\$18,360	\$18,728
Credit Card Fees	\$44,083	\$46,287	\$48,601
Utilities	\$46,000	\$46,920	\$47,860
Insurance	\$35,000	\$35,700	\$36,415
Maintenance & Repairs	\$12,000	\$12,240	\$12,488
<b>Total Operating Expenses</b>	<b>\$559,514</b>	<b>\$577,075</b>	<b>\$589,538</b>
<b>Operating Income</b>	<b>\$1,472,108</b>	<b>\$1,556,128</b>	<b>\$1,650,330</b>

WRITTEN COMMITMENT





To whom it may concern:

Regarding the Stabilization of the Carleton Villa Project in Cape Vincent, New York, the funds from the attached accounts will be utilized and will cover the anticipated costs associated with the local share of the RestoreNY Grant which is \$120,000.

  
Member

  
Date

TOWN RESOLUTION

Supervisor  
Paul Aubertine  
Town Clerk/Tax Collector  
Michelle A. Bouchard  
Council

Timothy D. Maloney  
Daniel A. Wiley  
Alan Wood

Superintendent of Highways  
William Pond



[www.TownofCapeVincent.org](http://www.TownofCapeVincent.org)

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Planning Board Chair  
Frank Giaquinto

Board of Appeals Chair  
Edward Hludzenski

Zoning Enforcement Officer  
Cody Higgins

Resolution #70

Dec. 5, 2024 Public Hearing Restore NY Grant-Carleton Island

Moved by Councilman Wiley

Seconded by Councilman Maloney

WHEREAS the Town of Cape Vincent is eligible for grant funding under Round 9 of the Restore NY Communities Initiative Municipal Grant Program, AND

WHEREAS the Town Board has considered proposals that qualify for funding under the program and selected one project to be included in an application that will be submitted to Empire State Development Corporation (ESDC) as follows:

Stabilization of Carleton Villa, Carleton Island Rd Lot 1. The project will focus on cleanup, and structure stabilization. After this phase, the villa will undergo a comprehensive restoration, transitioning into a boutique hotel with a restaurant, offering a unique historical experience. This initiative not only preserves heritage but also stimulates economic growth in Cape Vincent.

WHEREAS this project is consistent with all existing local plans, the proposed financing is appropriate for the project, the project will facilitate effective and efficient use of existing and future public resources to promote both economic development and preservation of community resources and the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities in Town of Cape Vincent. NOW THEREFORE BE IT

RESOLVED that the Town Board hereby supports and will sponsor an application for Restore NY funding for Carleton Villa, Carleton Island Rd Lot 1 and will administer the grant in accordance with all applicable rules and regulations established by ESDC, AND BE IT FURTHER

RESOLVED that the Town Supervisor is authorized to sign the applications and any agreements required by ESDC for grant funding that results from the application.

Roll call vote: Supervisor Aubertine    AYE    Councilman Wiley    AYE    Councilman Wood    AYE  
Councilwoman Miller    AYE    Councilman Maloney    AYE

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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.

Resolution

Resolution #70 was moved by Councilman Wiley, seconded by Councilman Maloney. Resolution #70 is to sponsor Developer, Ron Clapp, for the Restore NY Grant funding under Round 9 for stabilization of the Carleton Island Villa.

There was no discussion. Roll call vote was taken:

Supervisor Aubertine	AYE	Councilman Wiley	AYE	Councilman Wood	AYE
Councilman Maloney	AYE	Councilwoman Miller	AYE		

Councilman Wood made a motion to adjourn at 7:28pm.

---

Shannon Featherly, Deputy Town Clerk

PROOF OF PAYMENT



Business Function {3600}	CTR - Customer Transfer	Amount {2000}	\$250.00
Wire Type {1510}	1000	Sender ABA {3100}	031301752
Sender Name {3100}	Atlantic Community	Receiver ABA {3400}	021000021
Receiver Name {3400}	JPMCHASE	IMAD {1520}	20241212 MMQFMP3W 000247
OMAD {1120}	20241212 MMQFMP2H 084154 12121328FT01	Business Date	Thursday, December 12, 2024
Account Number	D220700	Core Account Number	220700
Created By	KJones324 @ 12/12/2024 12:53 PM	Released By	JHentz123 @ 12/12/2024 1:26 PM

Originator Information

Originator {5000}		Originator FI {5100}	
ID Code	9 - Other Identification	ID Code	D - Demand Deposit Account (DDA) Number
Identifier	signature card	Identifier	220700
Name	Town of Cape Vincent	Name	GSandL Municipal Bank
Address	Paul Aubertine PO Box 680 Cape Vincent NY 13618	Address	42 Church Street New York, NY 13642
Originator to Beneficiary {6000}	town of Cape Vincent Restore NY Round 9		

Beneficiary Information

Beneficiary {4200}	
ID Code	D - Demand Deposit Account (DDA) Number
Identifier	007004796
Name	ESD ED Income
Address	625 Broadway 8th Floor Albany NY 12207

OFAC Results

There were no OFAC hits on this wire.

PROOF OF PUBLIC NOTICE

Client:	104201	TOWN OF CAPE VINCENT	Phone:	
Address:	PO BOX 915 CAPE VINCENT, NY 13618 Tel: 315 654-3366			
Ad #:	11861			
Sales Rep.:	W220	Angel Spencer	Phone:	315-661-2457
			Fax:	(315) 661-2521
Class.:	ANNOUNCEMENTS --> Announcements			
Publications:	Watertown Daily Times			
Class.:				
Publications:	Watertown Daily Times			
Start Date:	11/30/2024	End Date:	11/30/2024	
P.O. #:	E-3			
Paid Amount:				
Total Price:	\$ 114.06			

## PREVIEW

### Public Hearing Notice

The Town of Cape Vincent Board has scheduled a public hearing for December 5th, 2024, at 6:30 PM in Cape Vincent Recreation Park Building, 602 South James Street, Cape Vincent NY. The purpose of the hearing is to obtain citizens' views and comments relative to the submission of an application to Empire State Development for financial assistance under the Restore NY Round 9 Communities Initiative. This project located at Parcel # 39.27-1-16 Carleton Island Rd Lot 1 "The villa" Cape Vincent, NY 13618 includes the Stabilization of Carleton Villa to revitalize a 15,000 sq ft building in Cape Vincent, abandoned for over 90 years. Preapproved for the National Historic Registry, this phase focuses on cleanup, and structure stabilization to protect from future deterioration. After this phase, the villa will undergo a comprehensive restoration, transitioning into a boutique hotel with a restaurant, offering a unique historical experience. This initiative not only preserves heritage but also stimulates economic growth in Cape Vincent. Aligning seamlessly with Restore NY's mission, it revitalizes distressed communities, ensuring a brighter future while honoring the past. The project's ripple effects extend to locals, tourists, and future generations, instilling a renewed sense of pride and community involvement.

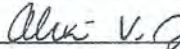
State of New York } ss.:  
County of Jefferson

Craig S. Snow of the Village of Alexandria Bay, being duly sworn, says that he is President of the Thousand Islands Printing Co., Inc., publishers of the "Thousand Islands Sun," a weekly newspaper printed in the Village of Alexandria Bay, Jefferson County, and the State of New York, and that the notice of which the annexed is a printed copy, has been published regularly in said newspaper once a week for at least .....1..... successive weeks commencing the .....20..... day of .....November..... 20 .....24.....



Subscribed and sworn to before me this

.....27..... day of .....November....., 20 .....24.....



Notary Public  
ALEXIS V. JOHNSON  
NOTARY PUBLIC, State of New York  
No. 01JO6384323  
Qualified in Jefferson County  
Commission Expires Dec. 10, 20.....26.....

LEGAL NOTICE

The Town of Cape Vincent intends to seek grant funding under the Restore NY Round 9 Communities Initiative to facilitate revitalizing urban and rural areas, disadvantaged communities; and stabilizing neighborhoods. Pursuant to the requirement of the grant application, the application will include the following property: Parcel # 39.27-1-16 Carleton Island Rd Lot 1 "The villa" Cape Vincent, NY 13618, 15,000 square foot, vacant commercial property for restoration. This proposed project includes the Stabilization of Carleton Villa to revitalize a 15,000 sq ft building in Cape Vincent, Jefferson County, abandoned for over 90 years. 11/20/1c



State of New York } ss.:  
County of Jefferson

Craig S. Snow of the Village of Alexandria Bay, being duly sworn, says that he is President of the Thousand Islands Printing Co., Inc., publishers of the "Thousand Islands Sun," a weekly newspaper printed in the Village of Alexandria Bay, Jefferson County, and the State of New York, and that the notice of which the annexed is a printed copy, has been published regularly in said newspaper once a week for at least 2 successive weeks commencing the 27 day of November 20 24

Subscribed and sworn to before me this

10 day of December 20 24

*Alexis V. Johnson*  
Notary Public  
ALEXIS V. JOHNSON  
NOTARY PUBLIC, State of New York  
No. 01JO6384323  
Qualified in Jefferson County  
Commission Expires Dec. 10, 2026

NOTICE OF  
PUBLIC HEARING

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11/27/24



AFFIDAVIT OF PUBLICATION

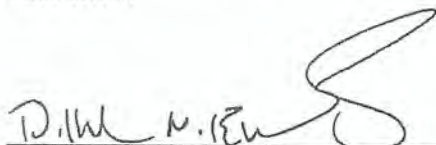
STATE OF NEW YORK  
COUNTY OF JEFFERSON

WATERTOWN DAILY TIMES

TOWN OF CAPE VINCENT  
PO BOX 915  
CAPE VINCENT NY 13618

REFERENCE: 104201  
11861 PUBLIC HEARING NOTICE

Dillon Everard, being duly sworn, says that she/he is a  
Legal Representative of the Johnson Newspaper  
Corp., a Corporation duly organized and existing  
Under the laws of the State of New York, and  
Having its principal place of business in the City  
Of Watertown, New York, and that said corporation  
Is the publisher of the WATERTOWN DAILY TIMES,  
A Newspaper published in the City of Watertown,  
Jefferson County and State of New York, and that  
A Notice, of which the annexed is a printed copy,  
Has been published in said newspaper on dates  
listed below.

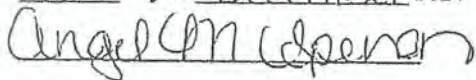


Dillon Everard, Legal Representative

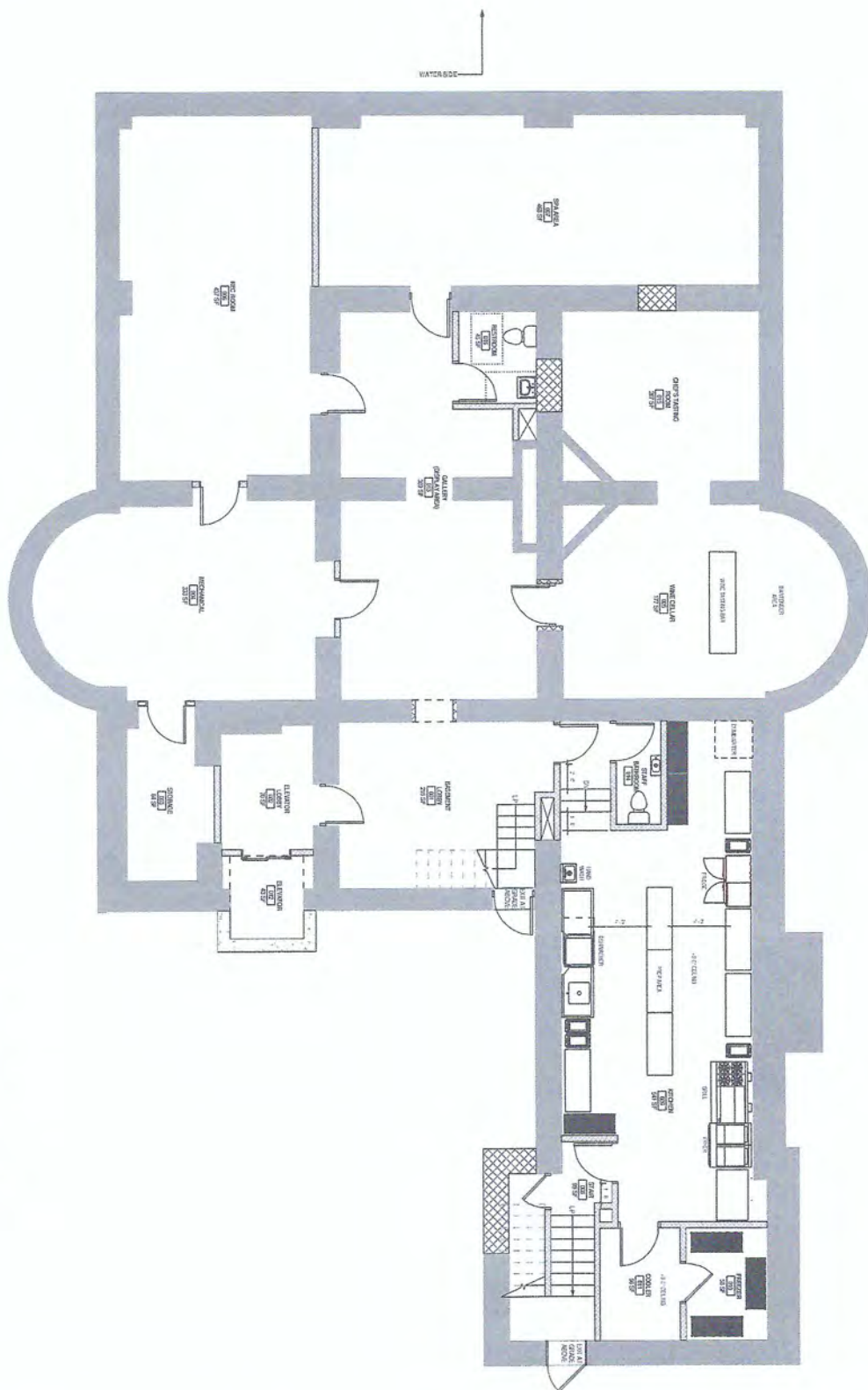
Published on: 11/30

FILED ON: 11/30/24

Sworn to and subscribed before me this  
3rd day of December 2024



PROPOSAL



## A

### BASEMENT - NEW WORK PLAN

# 71

**AUBERTINE  
CURRIER**  
ARCHITECTS, ENGINEERS  
& LAND SURVEYORS, PLLC

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 Wadsworth, New York 13601  
 Phone: (315) 782-2005

[illegible]

RONALD CLAPP  
CARLETON VILLA RESTORATION  
CARLETON ISLAND  
TOWN OF CAPE VINCENT  
JEFFERSON COUNTY, NEW YORK STATE

PROJECT NO. 201-01
SCALE: 1/4" = 1'
DRAWN BY: JRM
CHECKED BY: [Signature]
DATE: 10/1/01

BASEMENT FLOOR PLAN

A100



**B** FIRST FLOOR - NEW WORK PLAN

**A. UBERTINE**  
CURRIER  
ARCHITECTS, ENGINEERS  
& LAND SURVEYORS, PLLC  
1000 N. 10th Street  
Suite 200  
Washington, DC 20001

NSI Inc. Inc. Inc.  
1000 N. 10th Street  
Suite 200  
Washington, DC 20001

520 3rd Street  
Washington, DC 20001  
Phone: (202) 331-2005

For a complete list of projects, please visit our website at [www.ubertinecurrier.com](http://www.ubertinecurrier.com).  
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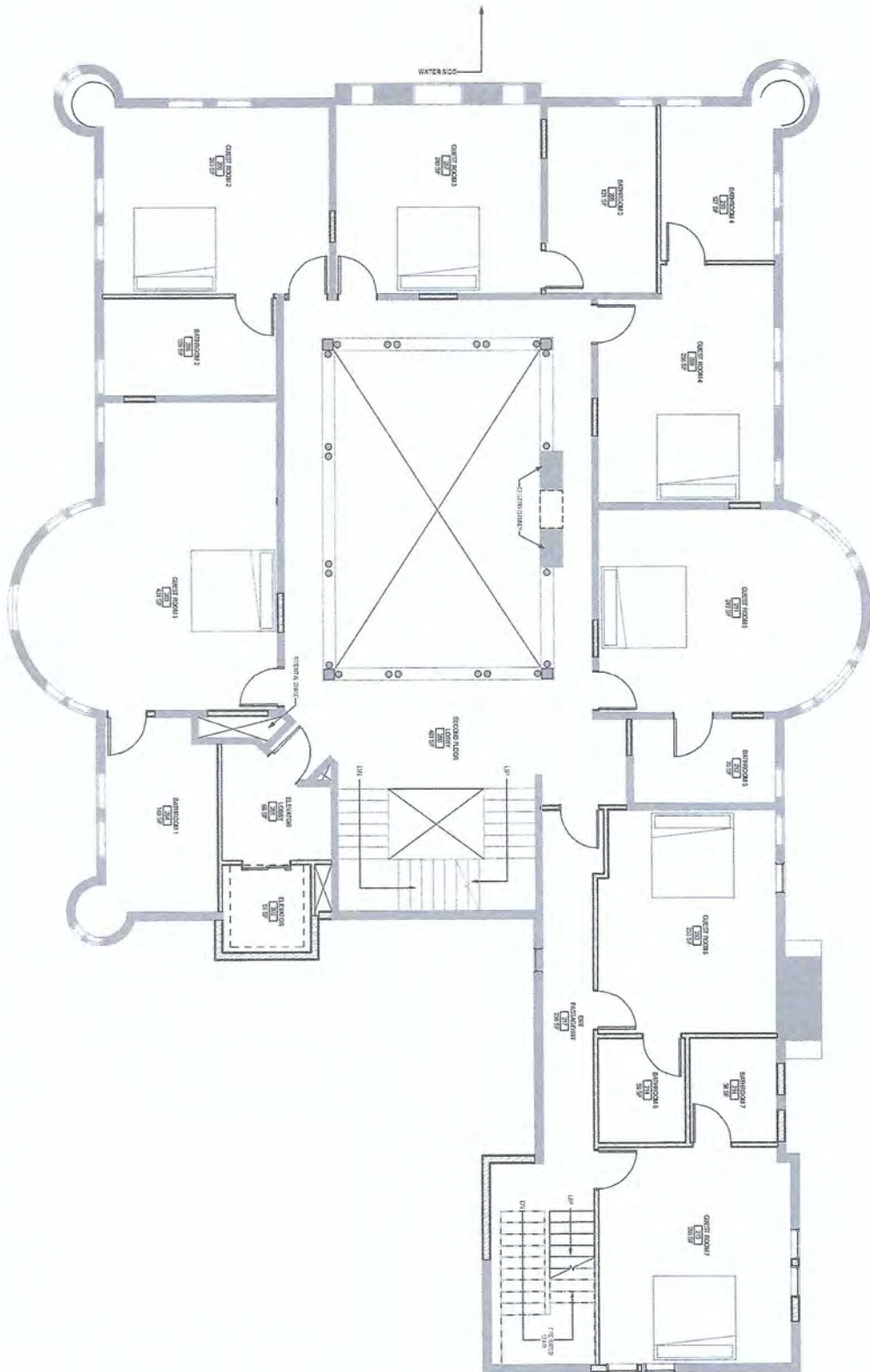
**RONALD CLAPP**  
**CARLETON VILLA RESTORATION**  
CARLETON ISLAND  
TOWN OF CAPE VINCENT  
JEFFERSON COUNTY, NEW YORK STATE

DESIGNED BY: NSI Inc.  
DRAWN BY: NSI Inc.  
CHECKED BY: NSI Inc.  
DATE: 11/1/2011  
PROJECT NO.: 1101

**A101**

PROGRESS PRINT - NOT FOR CONSTRUCTION





## C SECOND FLOOR - NEW WORK PLAN



RONALD CLAPP  
CARLETON VILLA RESTORATION  
CARLETON ISLAND  
TOWN OF CAPE VINCENT  
JEFFERSON COUNTY, NEW YORK STATE

**AUBERTIN**  
**CURRIER**  
ARCHITECTS, ENGINEERS  
& LAND SURVEYORS, P.L.L.C.

**INVS WIDE DEF Certified**  
SBA Woman Owned  
Small Business (WOSB)

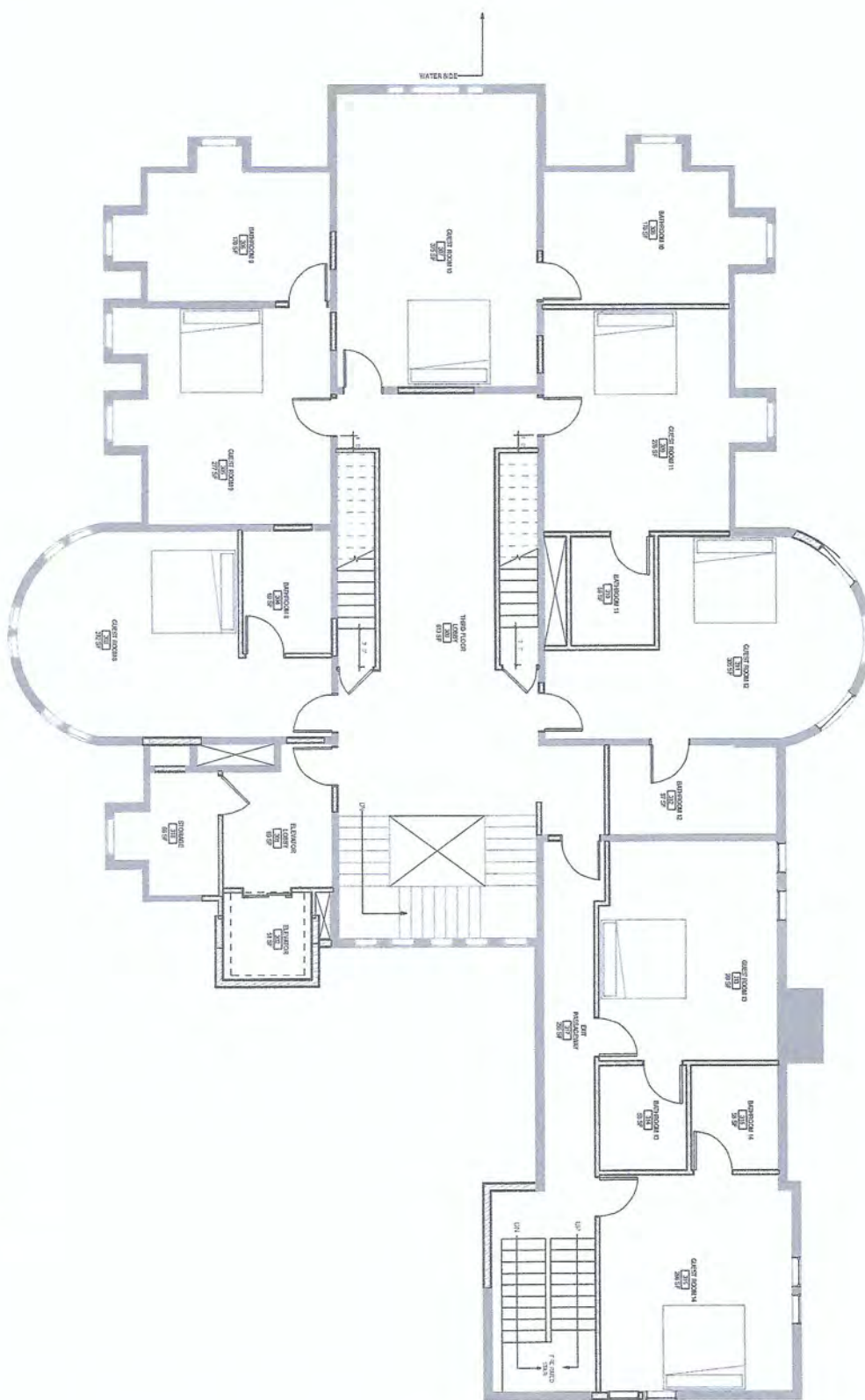
522 Broadway  
Westtown, New York 13608  
Phone: (315) 362-2065

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PROD. NO.	22139
SCALE	1:410
EDWIN W. DE W.	
OSCAR B. B.	
FILE NAME	
DATE	

### SECOND FLOOR PLAN

A102

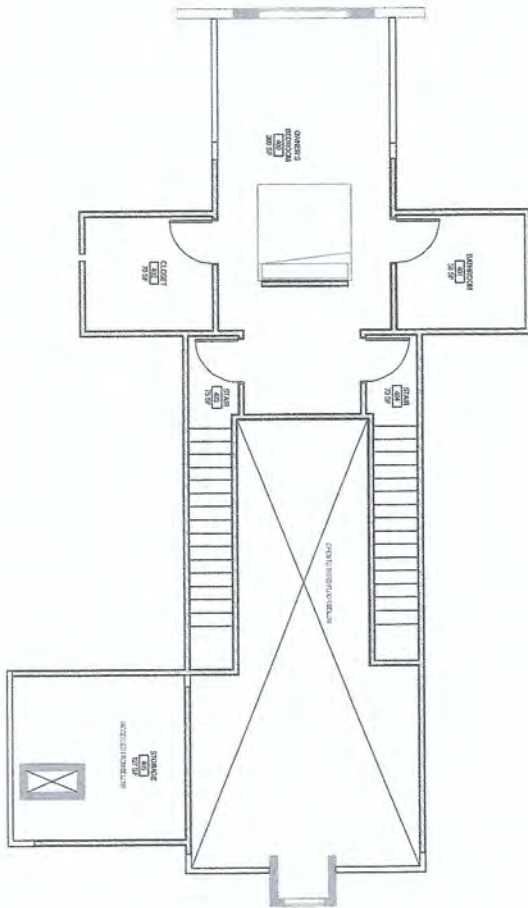


**D** THIRD FLOOR - NEW WORK PLAN

**AUBERTINE CURRIER**  
ARCHITECTS, ENGINEERS  
& LAND DEVELOPERS, PLLC  
1100 West 10th Street  
Suite 200  
Bismarck, ND 58101  
Phone: (701) 223-2000  
Fax: (701) 223-2001  
www.aubertinecurrier.com

**RONALD CLAPP  
CARLETON VILLA RESTORATION**  
CARLETON ISLAND  
TOWN OF CAPE VINCENT  
JEFFERSON COUNTY, NEW YORK STATE

**A103**  
THIRD FLOOR PLAN



## ATTIC - NEW WORK PLAN



RONALD CLAPP  
CARLETON VILLA RESTORATION  
CARLETON ISLAND  
TOWN OF CAPE VINCENT  
JEFFERSON COUNTY, NEW YORK STATE

FOURTH FLOOR PLAN

FOURTH FLOOR PLAN

A104

PROGRESS PRINT - NOT FOR CONSTRUCTION

The new *Abstracts of the Journal of Interpersonal Violence* is a journal of the *Journal of Interpersonal Violence* that is devoted to the publication of abstracts of research articles, book reviews, and other materials relevant to the field of interpersonal violence. The journal is published quarterly and is available to subscribers at a special rate. For more information, please contact the publisher, Sage Publications, 2455 Teller Road, Thousand Oaks, CA 91320, USA. Tel: +1 805 499 9774. Fax: +1 805 499 9731. Email: [abstracts@sagepub.com](mailto:abstracts@sagepub.com).

6222 Bradley Street  
Westport, New York 12603  
Phone: (315) 762-2005

subart@mcgrill.ca.com

Mrs WBE DBC Certified  
SBA Woman Owned  
Small Business (WOSB)

ARCHITECTS, ENGINEERS  
& LAND SURVEYORS, PLLC

**URRIER**

UBERLIN

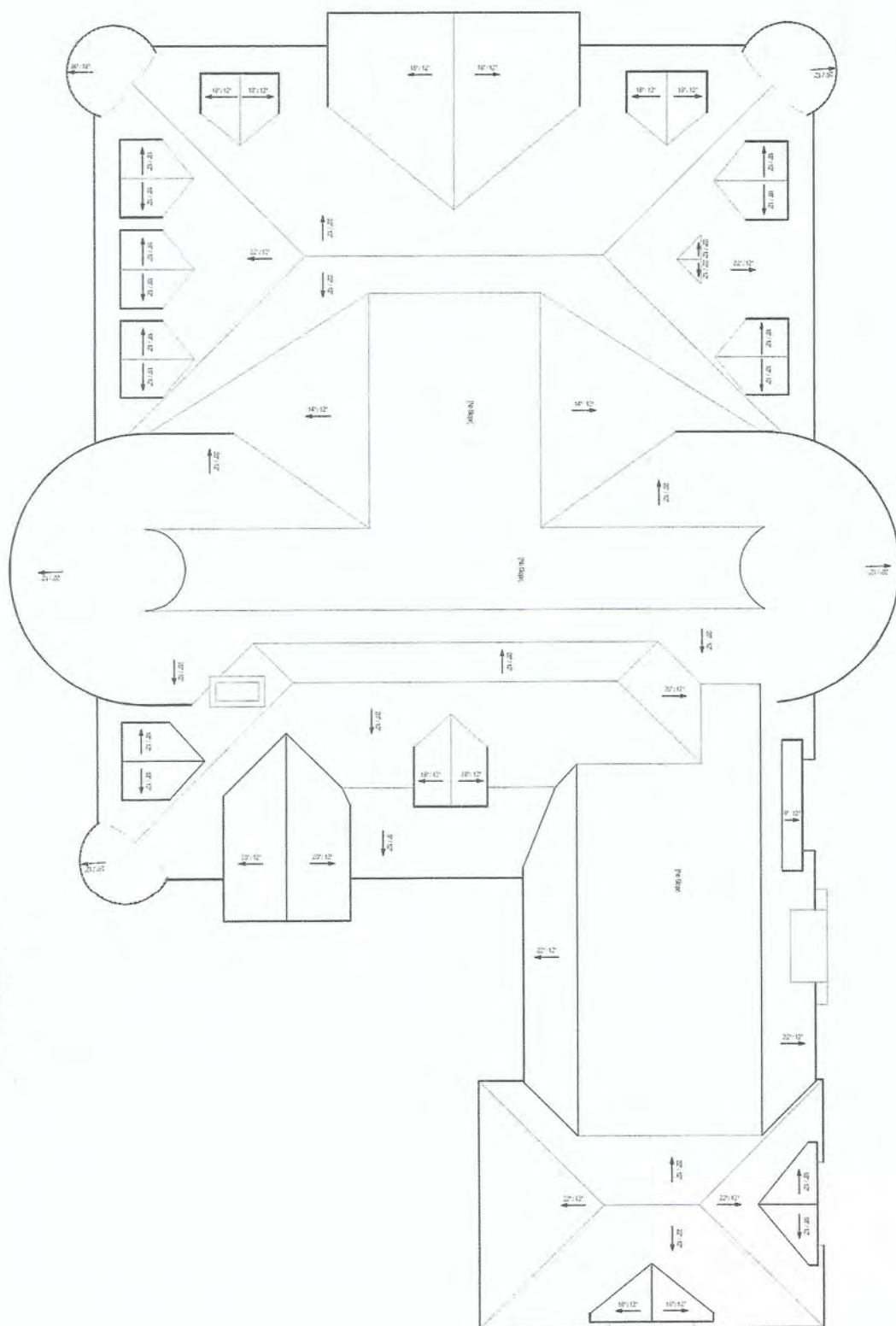
A  
LIBERTIN

1

1

1





**F** **ROOF PLAN** 

**AUBERTIN**  
**CURRIER**  
ARCHITECTS, ENGINEERS  
AND SURVEYORS, P.L.L.C.

WMS WEDGE CAPITAL  
SEA Woman Owned

subertinecurrier.com

WILSON, New York 13601  
Phone (315) 782-2605

The new Alphabet City now is located on the corner of 10th Avenue and 23rd Street, a block from the old location. The new building is a 15-story structure, and the old building is being demolished. The new building is a 15-story structure, and the old building is being demolished. The new building is a 15-story structure, and the old building is being demolished.

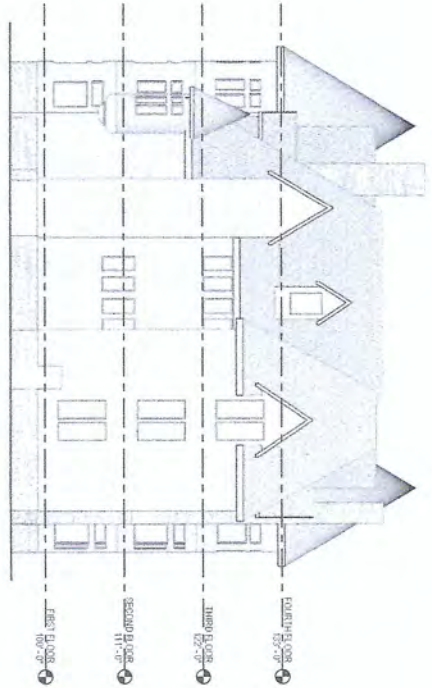
RONALD CLAPP  
CARLETON VILLA RESTORATION  
CARLETON ISLAND  
TOWN OF CAPE VINCENT  
JEFFERSON COUNTY, NEW YORK STATE

PROJECT NO. 22151
DATE 10-1-77
DESIGNED BY J. W. W.
CHECKED BY
SCALE 1/8" = 1'-0"
REVISION

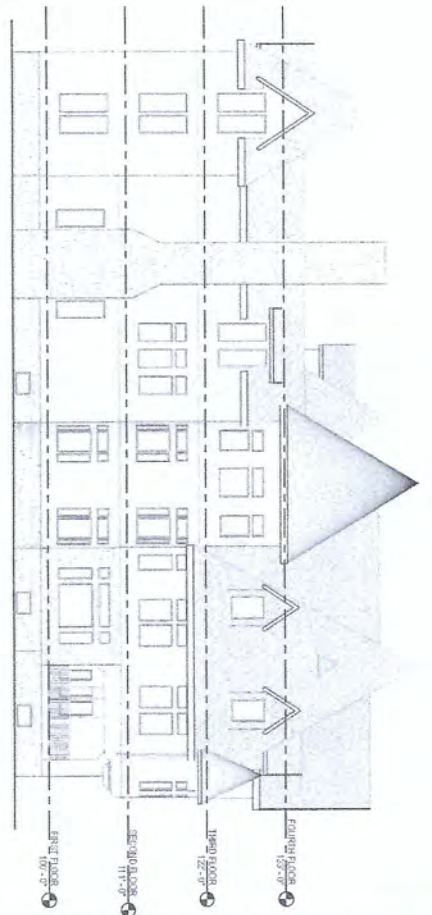
PROOF RUN

A105

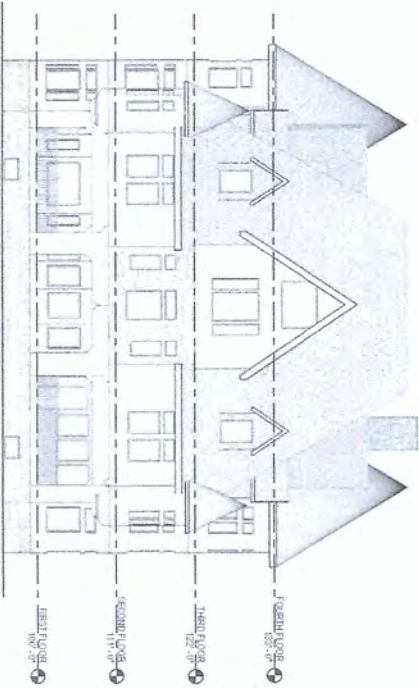




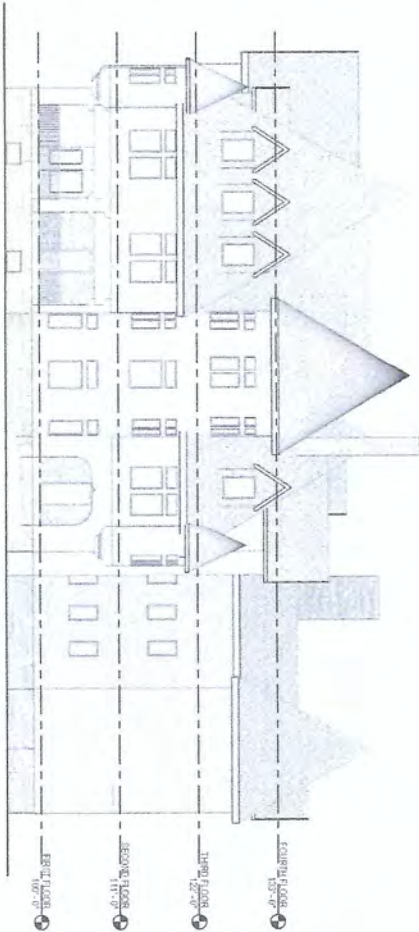
**2** EAST ELEVATION  
1/8" = 1'-0"



**1** NORTH ELEVATION  
1/8" = 1'-0"



**4** WEST ELEVATION  
1/8" = 1'-0"



**3** SOUTH ELEVATION  
1/8" = 1'-0"

**AUBERTINE  
CURRIER**  
ARCHITECTS, ENGINEERS  
& LAND SURVEYORS, PLLC  
1000 WEST 10TH STREET  
SUITE 200  
JEFFERSON, NY 14601  
PHONE: 716.532.2005  
FAX: 716.532.2006  
WWW.AUBERTINECURRIER.COM

NOT TO SCALE  
NORTH ARROW  
SHEET NO. 1001  
DATE: 01/15/2005

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**RONALD CLAPP  
CARLETON VILLA RESTORATION**  
CARLETON ISLAND  
TOWN OF CAPE VINCENT  
JEFFERSON COUNTY, NEW YORK STATE

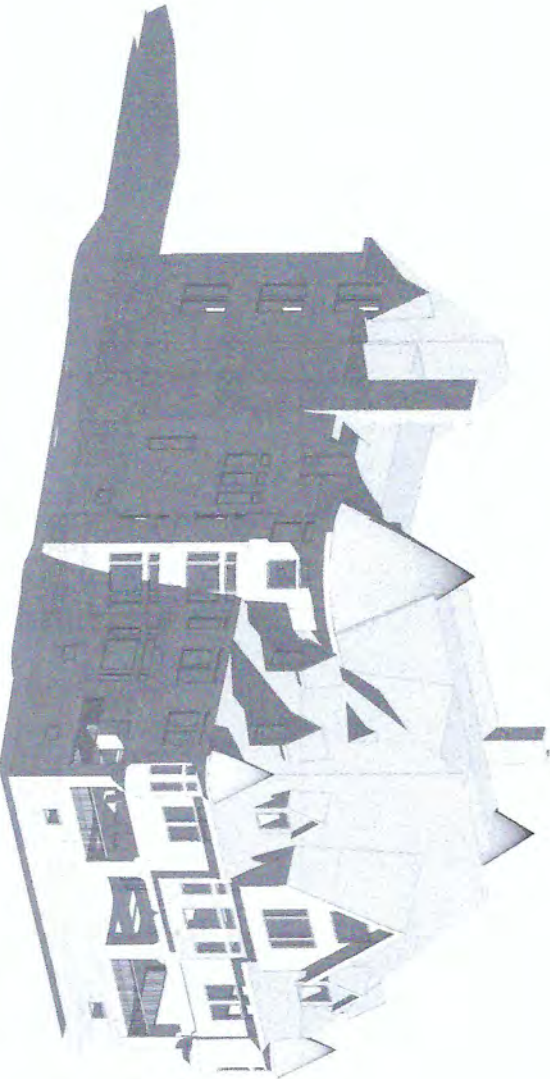
PROJECT NO. 1001  
SHEET NO. 1001  
DATE: 01/15/2005  
DRAWN BY: JAC  
CHECKED BY: JAC  
SCALE: AS SHOWN

**A200**

ELEVATIONS



2 AXONOMETRIC VIEW



3 AXONOMETRIC VIEW

**A. UBERTINE**  
**C. CURRIER**  
ARCHITECTS, ENGINEERS  
& LAND SURVEYORS, PLLC  
1405 10th St. SE  
Washington, DC 20003  
(202) 638-1000

DATE: 01/12/2005

420 Broad Street  
Washington, DC 20003  
Phone: 202.638.1000

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RONALD CLAPP  
CARLETON VILLA RESTORATION  
CARLETON ISLAND  
TOWN OF CAPE VINCENT  
JEFFERSON COUNTY, NEW YORK STATE

DATE: 01/12/2005  
DRAWN BY: JAC  
CHECKED BY: JAC  
DESIGNED BY: JAC  
SCALE: AS SHOWN

20 VIEWS

A201

PROGRESS PRINT - NOT FOR CONSTRUCTION

PROPERTY PACKAGE



## Property Data Sheet

Municipal Name	Town of Cape Vincent
Project Name	Stabilization of Carleton Villa

- ☐ Complete an Individual Property Data Sheet for each property in this application.  
☐ Limit description to the space provided on this form.  
☐ Attach a photograph of the building façade for each property.  
☐ Attach a Site Control Affidavit for non-municipally owned properties.  
☐ Attach letters of commitment for ALL financing sources

Property Name/Address	Carleton Villa, Carleton Villa Road 1, Cape Vincent NY
Size (in square feet):	15,000
Is the municipality the owner of this property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If NO, Name of Property Owner:	Carleton Villa LLC
Is the property owner an official of the applicant municipality, or spouse, son or daughter of a municipal official?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Assessed Value of Property	\$ 444,795.00	Date of Last Assessment	1/1/24
----------------------------	---------------	-------------------------	--------

Is the building/property located in a Brownfield Opportunity Area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If YES, provide name of zone/area:
---	------------------------------------

In specific terms, describe the reuse strategy for this property. Stabilization of the historic Carleton Villa.	
Estimated start date:	7/1/25
Estimated completion date:	1/31/26
Describe status of permits, zoning, or other regulatory requirements. No permit needed	

## Property Data Sheet - Individual Property Budget

Check One in Each Column

Building Type* (Upon Project Completion)	Type of Construction (Commercial/Mixed-Use Only)	Building Category*	Project Type*
Residential Commercial ✓ Mixed-Use	Office - Class A Office - Class B Office - Class C Office - Class D Light Mfg - Class A Light Mfg - Class B Light Mfg - Class C Light Mfg - Class D Retail - Class C Retail - Class D ✓	Vacant ✓ Abandoned ✓ Surplus Condemned	Demolition Deconstruction Rehabilitation ✓ Reconstruction

\*See Guidelines Section 7 for Definitions.

### Funding Request Calculations

- Please complete the applicable calculations for your project.
- See Guidelines Section 5 for Commercial and HazMat Allowance Charts.
- Please note, that the funding requests cannot exceed the project budget.
- The funding request cannot exceed the municipal funding cap, found in Section 5 of the guidelines.
- Please enter square footage for each category, even when it does not apply. If you are not seeking HazMat reimbursement, please enter 0.
- Please be patient as the residential calculations take some time to update.

#### COMMERCIAL PROJECTS

RNY Funding Calculations for Commercial DEMOLITION Projects							
(Demolition Allowance	x	Total Sqft)	+	(HazMat Allowance	x	Total Sqft)	= Maximum RNY Funding Request
	x		+		x		\$ 0.00

RNY Funding Calculations for Commercial REHABILITATION/RECONSTRUCTION Projects							
(Construction Allowance	x	Total Sqft)	+	(HazMat Allowance	x	Total Sqft)	= Maximum RNY Funding Request
\$ 192.91	x	15000	+	\$ 89.00	x	15000	= \$ 4,228,650.00





**RESIDENTIAL PROJECTS**

Enter 1 for Residential Projects 1

Does this project include affordable housing?

Yes – What percentage of the project includes affordable housing? 0%

RNY Funding Calculations for Single Family/Apartment Style Residential DEMOLITION Projects					
Residential Allowance	+	(HazMat Allowance	Total Sqft)	=	Maximum RNY Funding Request
\$ 30,000.00	+		x	=	\$ 0.00

RNY Funding Calculations for Single Family Residential REHABILITATION/RECONSTRUCTION Projects					
Residential Allowance	+	(HazMat Allowance	Total Sqft)	=	Maximum RNY Funding Request
\$ 150,000.00	+		x	=	\$ 0.00

RNY Funding Calculations for Apartment Style Residential REHABILITATION/RECONSTRUCTION Projects										
Number of Apartments	x	Allowance	+	(HazMat Allowance	x	Total Sqft)	+	Affordable Housing Allowance	=	Maximum RNY Funding Request
	x	\$70,000	+		x		+		=	\$ 0.00

\*If you have determined the project is eligible for the **Affordable Housing Allowance**, please enter "\$150,000" in the Affordable Housing Allowance prompt above. If not, please enter \$0.

RNY Funding Calculations for Single Family Residential DEMOLITION & REHAB/RECON Projects			
Demolition Funding Request Amount	+	Reconstruction Funding Request Amount	= Total Funding Request
\$ 0.00	+	\$ 0.00	= \$ 0.00

\*\*If your **Single-Family Residential** project involves **both Demolition and Reconstruction**, please complete the individual Demolition and Reconstruction funding sections and add them together above for your Total Funding Request.



Restore  
New York

RNY Funding Calculations for Apartment Style Residential DEMOLITION & REHAB/RECON Projects			
Residential Demolition Funding Request Amount	+	Apartment Style Rehabilitation/ Reconstruction Funding Request Amount	= Total Funding Request
\$ 0.00	+	\$ 0.00	= \$ 0.00

**\*\*If your Apartment Style Residential project involves both Demolition and Reconstruction, please complete the individual Demolition and Reconstruction funding sections and add them together above for your Total Funding Request. The calculation may result in a number higher than the municipality's final grant request.**

Please confirm your **Municipality's Funding Cap** noted in Section 5 of the Guidelines here:  
\$ 4,228,650.00

**PLEASE BE ADVISED THAT IF YOUR FUNDING REQUEST CALCULATED ABOVE EXCEEDS YOUR MUNICIPALITY'S CAP, YOU WILL NEED TO REDUCE YOUR REQUEST TO THE CAP AMOUNT.**



# Property Data Sheet – Sources and Uses Statement

Municipality Name: Twpn of Cape Vincent		Property Assessment List Individual Property Number: 1					
Site Name and Address: Carleton Island							
Use of Funds		Total	Restore	Muni	Equity*	Bank*	Source of Funds
<b>Acquisition</b>							
▪ Land							
▪ Building							
Subtotal	\$ 0.00			\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>General Construction</b>							
▪ New Construction							
▪ Renovation		\$ 1,000,000.00				\$ 252,000.00	
Subtotal	\$ 0.00	\$ 1,000,000.00		\$ 0.00	\$ 0.00	\$ 252,000.00	\$ 0.00
<b>Infrastructure / Site Preparation</b>							
▪ Demolition							
▪ Enviro Cleanup							
▪ Excavation / Grading							
▪ On-Site Streets							
▪ Parking							
▪ Water / Sewer							
Subtotal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Indirect / Soft Costs</b>							
▪ Closing Costs							
▪ Contingencies							
▪ Engineering							
▪ Environmental Cleanup							
▪ Fees							
▪ Inspections							
▪ Insurance							
▪ Legal Costs							
▪ Professional Service / Consultants							
Subtotal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>LETTER OF COMMITMENT IS ATTACHED</b>							
<b>Other Costs</b>							
Subtotal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 0.00	\$ 1,000,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 252,000.00	\$ 0.00



## Site Control Affidavit for Non-Municipally Owned Properties

Municipal Name	Town of Cape Vincent
Project Name	Stabilization of Carleton Villa

It is my/our understanding that Town of Cape Vincent will submit a Restore NY  
(MUNICIPAL NAME)  
grant proposal to Empire State Development Corporation requesting funds to revitalize urban centers,  
induce commercial investment and improve the local housing stock.

I/we further understand that the Restore NY program provides grants for up to 90% of the costs to  
demolish, deconstruct, rehabilitate and reconstruct residential and commercial properties, subject to  
applicable program grant limits.

I/we further understand that the Town of Cape Vincent is proposing to use these  
(MUNICIPAL NAME)  
funds to demolish, deconstruct, rehabilitate and/or reconstruct my property at

Carleton Island Rd Lot 1, Cape Vincent NY 13618 (Jefferson County)  
STREET, CITY, STATE, ZIP (COUNTY)

I/we certify that I/we are the rightful owners of such property and that I/we consent to have my/our  
property included in the Restore NY application and will allow the municipality control of the above  
mentioned property for the purposes outlined in this application.

/s/

Type/Print Name Ron Clapp Carleton Villa LLC Phone: 561-385-5675

/s/

Type/Print Name \_\_\_\_\_ Phone: \_\_\_\_\_

This is to certify that I have reviewed the tax roles for the Town of Cape Vincent  
(MUNICIPAL NAME)  
and determined that Ron Clapp Carleton Villa LLC is/are the owner(s) of record of  
(NAME(S) OF PROPERTY OWNER)

Carleton Island Rd Lot 1, Cape Vincent NY 13618 (Jefferson)  
STREET, CITY, STATE, ZIP (COUNTY)

39.27-1-16  
TAX MAP #

as of the most recent assessment period and that no transfer of ownership information has been  
transmitted to the Town of Cape Vincent since that date.  
(MUNICIPAL NAME)

/s/

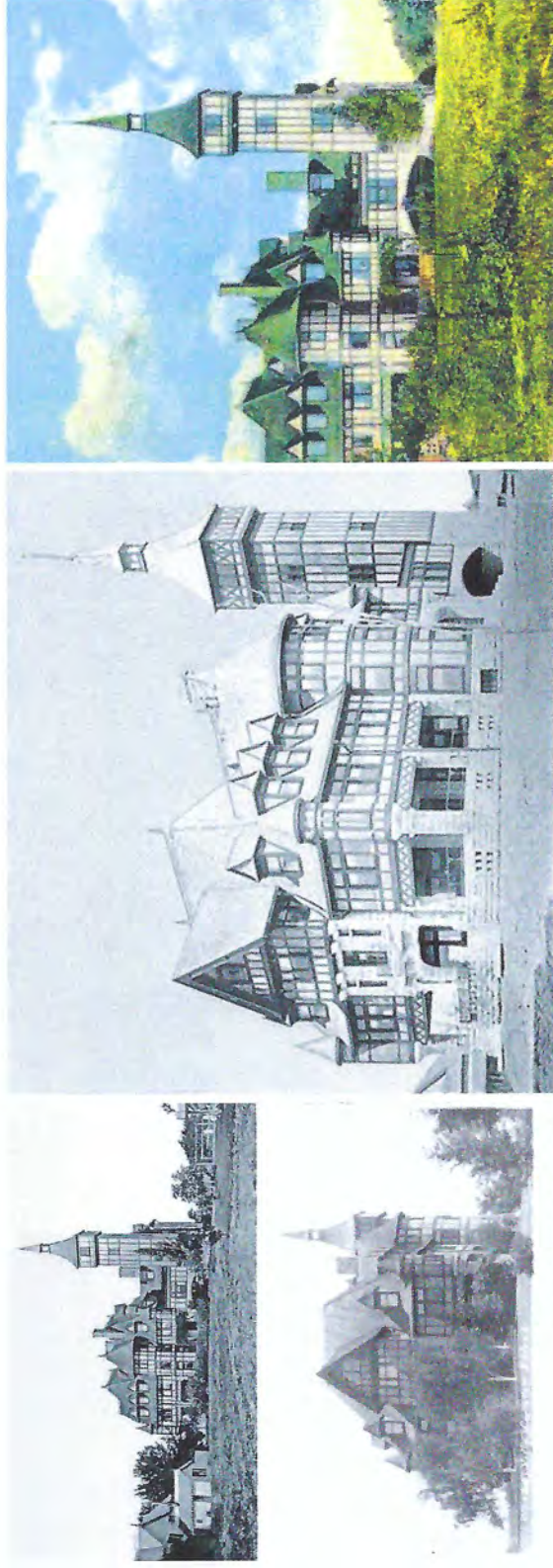
Michelle Bouchard  
(CITY CLERK / TREASURER)  
Type/Print Name Michelle Bouchard

NOTE: For long term leased properties where the lessee is in control of the property (e.g., a ground lessee), the lessee  
must also submit a signed Site Control Affidavit.



# Carleton Villa Restoration

Carleton Island  
Town of Cape Vincent





## Ron Clapp, Owner

Ron Clapp's journey in the industry spans over two decades. It is marked by a relentless pursuit of revitalizing properties. His story begins with a deep-rooted passion for preserving architectural treasures, a passion that would guide him through a career filled with remarkable achievements.

At a young age, Ron demonstrated a keen eye for identifying and transforming promising investment opportunities into lucrative ventures. With each project, he honed his property acquisition, renovation, and management skills, meticulously orchestrating renovations to breathe new life into neglected structures.

One of his most notable endeavors was the creation of a 100% off-grid duplex nestled amidst the scenic beauty of Hawaii's lava landscape. This innovative project showcased Ron's commitment to sustainability and exemplified his ability to think outside the box and pioneer groundbreaking designs.



Throughout his career, Ron's dedication to excellence has been evident in every endeavor he undertakes. His tenure as the owner and creator of a digital presentation company exemplified his creative prowess, where he specialized in crafting captivating presentations tailored to the unique needs of architectural firms.

However, his unwavering passion for historical preservation ultimately led him to the iconic Carleton Villa in Cape Vincent, New York. Despite the challenges posed by its dilapidated state, Ron saw beyond the decay, envisioning a future where the villa would once again stand as a testament to its former grandeur.

Driven by this vision, Ron embarked on the ambitious journey of restoring the Carleton Villa into a boutique hotel, restaurant, and glamping destination. With meticulous attention to detail and a commitment to honoring its rich history, he endeavors to create a sanctuary where guests can immerse themselves in the timeless charm of this architectural masterpiece.







In addition to his professional endeavors, Ron's deep connection to the community of Lantana, Florida, has significantly shaped his career. His extensive experience in property ownership and management within the town has not only enriched his understanding of local market dynamics but also solidified his commitment to serving the community's needs.

As Ron continues to chart new territories in the realm of real estate, his unwavering dedication to preserving the past while building for the future remains the cornerstone of his success. With a blend of innovation, expertise, and a profound respect for history, Ron Clapp leaves an indelible mark on the world of real estate.





## ***Real Estate Entrepreneur & Renovation Specialist***

**Summary:** Accomplished real estate professional with over 22 years of experience in property acquisition, renovation, and management. Skilled in identifying investment opportunities and maximizing property value. Extensive experience in vacation rental management and a passion for preserving historic properties. Currently leading the restoration of the iconic Carleton Villa in Cape Vincent, New York, with a vision to create a boutique hotel, restaurant, and glamping destination.

### **Professional Experience:**

*Real Estate Entrepreneur & Renovation Specialist*

- Acquired, renovated, and managed over 60 properties, totaling approximately 179 homes or apartment units.
- Successfully negotiated purchases and orchestrated renovations to enhance property value.
- Managed vacation rental properties on Airbnb and VRBO, accumulating over 7,000 nights stayed and nearly 1,200 positive reviews.
- Invited to participate in Airbnb Plus program for exceptional property quality and design standards.
- Led the building of an off-grid duplex in Hawaii in 2018, crafted from three cargo containers at the base of Kilauea volcano with ocean views, recognized for its innovative design and sustainability.



### **Education:**

Bachelor's Degree in Geography with minors in Psychology and Environmental Studies  
Stetson University, 1995

### **Skills:**

- Real Estate Acquisition & Negotiation
- Property Management & Renovation
- Vacation Rental Management (Airbnb, VRBO)
- Project Management
- Marketing & Sales
- Financial Analysis & Investment Evaluation
- Innovative Design & Sustainability Practices



### Interesting Projects:

- Carleton Villa Restoration Project: Leading the restoration of the historic Carleton Villa into a boutique hotel, restaurant, and glamping destination, leveraging expertise in property renovation and management.
- Hawaii Off-Grid Duplex: Conceptualized and developed an innovative off-grid duplex in Hawaii in 2018, utilizing sustainable materials and design principles.



### Town of Lantana:

- Extensive experience in property ownership and management in Lantana, Florida, with ownership of 47 properties since 2001.
- Familiarity with local market dynamics and community needs, contributing to successful property investments and renovations.



### Additional Information:

- Passionate about historical preservation and eager to expand my expertise in this area.
- Possess extensive hands-on experience and a proven track record of success in property renovation and management.







## **TYLER DOUGLAS LOWE**

CEO  
Tyler.d.lowe@gmail.com  
(208) 763-8439


### **Subject: Support for the Restoration of Carleton Villa**

To Whom It May Concern,

As the founder and CEO of The United Conservation Corps, the parent organization for the regional Northwest and Southeast Conservation Services offices, with my experience as a U.S. Army "Monuments Officer" dedicated to cultural property protection in armed conflict, I am writing to you to express my support of the comprehensive Restoration and Adaptive Re-Use of the Carleton Villa.

United Conservation specializes in Section 106 expertise and historic general and environmental contracting. We have been a part of, led, and have experience in seeing projects similar to Carleton Villa come to fruition, and wish to express our confidence in the project's success under the leadership of Ronald Clapp.

Carleton Villa represents a critical piece of New York's architectural and cultural heritage. Designed by William H. Miller for William O. Wyckoff in the late 19th century, this historical edifice on Carleton Island has unfortunately been neglected for over seventy years. The initiative by Ronald Clapp to restore the villa into a catalyst for regional historic preservation marks a pivotal opportunity to not only preserve but also rejuvenate this magnificent property.



The proposed restoration aims to transform Carleton Villa into a community hub and a creative nucleus for the arts and humanities, boosting local and regional tourism where culinary arts, fine art, and hospitality come together at an intersection for community growth and creative placemaking, a principle New York is continuing to invest in for arts, heritage, and humanities growth.

This project aligns seamlessly with New York's developmental strategies, promoting sustainable community growth and enhancing the region's economic landscape through heritage-led tourism. Mr. Clapp's restoration will also provide educational opportunities, showcasing the villa's unique history and architectural grandeur.

I advocate for the support of New York heritage and preservation organizations in this restoration endeavor. Your backing will not only safeguard this historic villa but will also serve as a catalyst for broader community engagement and economic revitalization.

I have provided my personal email and phone number for questions or comments. Thank you,

In Service,



M.A., M.Litt



[www.utdconservationcorps.com](http://www.utdconservationcorps.com)



[tyler.d.lowe@gmail.com](mailto:tyler.d.lowe@gmail.com)



208-763-8439

