

VILLAGE OF CAPE VINCENT PLANNING BOARD

July 17, 2012

The regular meeting of the Village of Cape Vincent Planning Board was held on July 17, 2012, in the Conference Room of the Village Offices. The meeting conducted by Board Chair, Jeffrey Herpel, opened at 7:07 p.m. with the Pledge of Allegiance.

Board Members Present: Edgar Barr
Jeffrey Brooks
Jeffrey, Herpel, Chair
Richard Hodge

Board Member Absent: Patrick Wiley

Others: Kathleen Pierce, Board Secretary

There were two visitors.

Old Business:

Board members reviewed the minutes of the meeting of June 19, 2012. Mr. Barr made a motion to accept the minutes as written; seconded by Mr. Brooks and carried; all voting aye.

Public Hearing:

Chair Herpel opened the public hearing at 7:11 p.m. regarding the application for Site Plan Review from Michael Chavoustie, 288 Broadway. Mr. Chavoustie was installing a six-foot privacy fence on his property but was issued a "stop work order" on putting up the remaining fence (20') as there was a complaint from a neighboring property owner, and the height of the fence (6') needed Site Plan Review as per Section 5.12, Fences, of the Zoning Law. There were no comments from the audience. A letter was read by the Chair from Patricia Hinckley, a neighbor whose property abuts Mr. Chavoustie's property. Ms. Hinckley is not in favor of the fence as it blocks her view of Broadway and said it was in violation of Section 5.12, Fences, of the Village Zoning Law. With no further comments, the public hearing was closed at 7:24 p.m. Board members then had a lengthy discussion with Mr. Chavoustie concerning the fence. Mr. Herpel made a motion to table a decision on the application and asked that board members go and look at the site and the fence. Mr. Barr seconded the motion. All voted aye except Mr. Brooks who voted no. (Mr. Brooks felt it was punitive to delay a decision until August.)

New Business:

Mr. Herpel shared that he had received a phone call from a person actively looking into purchasing the General Store on Broadway. Mr. Herpel gave the person some general information and the steps to follow to open a business as it

relates to the Zoning Law. The prospective buyer is also interested in renting the upstairs of the building.

Mr. Ron Trottier had a pre-submission hearing for a piece of property (the old Mobil Station/Pizza Shop) he has a contract to buy on Broadway. His plan is to renovate the building and make a marine repair shop for small boats. Architectural drawings are being done, and he has worked with the DEC concerning the site. Mr. Trottier was given the required paperwork and information for a Site Plan Review application.

Communications:

None

Item for Information/Discussion:

Board members inquired whether Mr. Wiley was still a board member. Mr. Herpel will talk with Mr. Wiley about his attendance at meetings and whether he wants to be a member of the Planning Board.

Next Meeting: The next Planning Board meeting will be Tuesday, August 21, 2012, at 7 p.m.

Adjournment: At 7:55 p.m., with no other business, Mr. Herpel made a motion to adjourn the meeting, seconded by Mr. Barr and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Secretary, Planning Board