

## VILLAGE OF CAPE VINCENT PLANNING BOARD

October 16, 2012

The regular meeting of the Village of Cape Vincent Planning Board was held on October 16, 2012, in the Conference Room of the Village Offices. The meeting conducted by Board Chair, Jeffrey Herpel, opened at 7:05 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: Jeffrey Call, Zoning Enforcement Officer  
Kathleen Pierce, Board Secretary

There were no visitors.

### **Approval of the Minutes:**

Board members reviewed the minutes of the meeting of September 18, 2012. Mr. Herpel made a motion to accept the minutes as written; seconded by Mr. Barr and carried; all voting aye.

### **Old Business:**

- The Chair brought board members up to date on the status of board member, Patrick Wiley. Mr. Wiley has indicated that he will submit a letter of resignation from the Planning Board to the Village Trustees. Mr. Herpel anticipates a replacement for Mr. Wiley early in 2013.
- The Site Plan Review continued on the application of River Marine, Inc. Mr. Ron Trottier, owner of River Marine, Inc., requested a change of use from a pizza shop/storage to a small marine repair business and office in the building at 682 E. Broadway. Mr. Herpel shared a letter from the Jefferson County Department of Planning regarding its review of and comments on the application. Board members discussed the proposed comments from the County. After discussion, Jeffrey Herpel offered the following Resolution.

“The Planning Board of the Village of Cape Vincent reviewed an application submitted by Ron Trottier (River Marine, Inc.) for approval of a Site Plan Review for a change in use for a small marine repair shop with an office at 682 E. Broadway, dated August 20, 2012, and a public hearing on the application was held on September 18, 2012. The application is approved with the following stipulations:

1. The New York State Department of Transportation should be contacted by the Applicant for a Highway Work Permit for the change in use. Also, a Jefferson County Building Permit may be required for the proposed alterations to the building.
2. The Applicant will comply with all Village Zoning Laws with particular attention to:
  - a. the visual impact on surrounding residences shall conform with Village Zoning Law, Section 6.6, paragraph E.
  - b. proposed lighting fixtures shall conform with Village Zoning Law, Section 6.6, paragraphs D. and I.
  - c. parking shall be in the rear and on the side of the building.”

The Resolution was seconded by Richard Hodge and carried; all voting aye (4-0).

**New Business:**

No new business before the board.

**Communications:** - None

**Item for Information/Discussion:**

The Zoning Enforcement Officer indicated that he is working on proposed wording to amend the current Village Zoning Law with regard to boat storage and registration. Mr. Call will review other local zoning laws wording on boats and asked board members for any input that they may have.

**Next Meeting:** The next Planning Board meeting will be Tuesday, November 20, 2012, at 7 p.m.

**Adjournment:** At 7:32 p.m., with no other business, Mr. Herpel made a motion to adjourn the meeting, seconded by Mr. Brooks and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce  
Secretary, Planning Board