

VILLAGE OF CAPE VINCENT PLANNING BOARD

November 20, 2012

The regular meeting of the Village of Cape Vincent Planning Board was held on November 20, 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: 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 October 16, 2012. Mr. Barr made a motion to accept the minutes as written; seconded by Mr. Herpel and carried; all voting aye.

Old Business: None

New Business:

The Zoning Enforcement Officer brought board members up to date on behalf of James LaFex with regard to the fire at Mr. LaFex's residence (159 W. Joseph Street) and replacement of the mobile home. Mr. LaFex is eligible to replace his home with another manufactured home under Section 5.13, Manufactured Homes, paragraph E. under the Village of Cape Vincent Zoning Law. Mr. Call informed Mr. LaFex that he would need setback variances to install a replacement manufactured home on his property and that he would have to go before the Zoning Board of Appeals for the variance. Board members discussed Section 5.13 as it relates to Mr. LaFex's situation and feel he is compliant with the Zoning Law to replace his home. They further recommended that he approach the Village Trustees to ask that the "newly-constructed" replacement requirement be waived. Mr. Call further recommended that the ZBA hold a public hearing and that the Planning Board and Village Trustees have representation at the hearing so all three boards have an opportunity for input. With one public hearing and representation from all three boards, it will help to expedite the process for Mr. LaFex to replace his home. Mr. Call will speak to the ZBA Chair, Perry Golden regarding Mr. LaFex's situation.

A Zoning Application submitted by Ronald Youngs to set up a business office at his residence (212 William Street) for his business, Youngs Electric Plus LLC, was

denied by the ZEO, Mr. Call. Mr. Call referred the application to the Planning Board. Board members reviewed and accepted the application and a public hearing was scheduled for December 18, 2012.

Communications:

Two communications were received: one from the NYS Office of Parks, Recreation and Historic Preservation notifying the board that the First Presbyterian Society of Cape Vincent (United Church of Cape Vincent) property at 260 E. Broadway is being considered by the state Review Board at their December 2012 meeting for nomination to the National and State Registers of Historic Places. The second communication was from GYMO, Architects, Engineers, Land Surveying, P.C., who sent a copy of an Instrument Filings Report from Jefferson County concerning property on Club Street.

Item for Information:

Richard Hodge was elected Vice Chair. He will chair any meetings that Mr. Herpel cannot attend.

Next Meeting: The next Planning Board meeting will be Tuesday, December 18, 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. Hodge and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Secretary, Planning Board