

VILLAGE OF CAPE VINCENT PLANNING BOARD

May 21, 2013

The regular meeting of the Village of Cape Vincent Planning Board was held on May 21, 2013, in the Conference Room of the Village Offices. The meeting conducted by the Chair, Jeffrey Herpel, opened at 7 p.m. with the Pledge of Allegiance.

Board Members: Edgar Barr - Absent
Jeffrey Brooks - Excused
Richard Hodge
Jeffrey Herpel, Chair
Willard Kirchgessner

Others: Perry Golden, Zoning Enforcement Officer
Kathleen Pierce, Planning Board Secretary

There were three visitors.

Old Business: Approval of the Minutes

Board members reviewed the minutes of the meeting of April 16, 2013. Mr. Kirchgessner made a motion to accept the minutes as written; seconded by Mr. Herpel and carried; all voting aye.

Public Hearing: James and Carolyn Rossi Application – Site Plan Review

The Chair opened the public hearing for a site plan review of the application of James and Carolyn Rossi at 7:04 p.m. Board members reviewed the applicants' paperwork, drawings of the proposed project, and a survey map of the property (Tax Map #39.81-1-63). The Chair noted that a pre-submission meeting was held on April 16, 2013, and the site is located in the Commercial District of the Village. The owners intend to expand the current building another 8 feet. The building will have three floors not to exceed 35 feet in height. The first floor will have two retail businesses, 2nd floor will have three apartments, and the 3rd floor will be the owners' apartment. Comments from the public were taken. Patrick Wiley spoke about his concerns over parking on Club Street. He asked where the tenants will park and those shopping at the retail stores. He indicated that there is limited parking on Club Street and that his business, Captain Jack's, will be affected by the lack of parking space for his customers because the proposed project will bring additional cars that will require parking space. Kristy Kennedy, grant writer for the Club Street Waterfront Revitalization Concept, shared that the parking lot behind the museum was available for parking for residents, shoppers, and visitors in the village. She indicated that it is the Town's intent to double the size of the parking lot and is available for anyone to use. There is also parking available on the north side of the Village Green. She said she did not disagree with Mr. Wiley that parking is an issue but with better signage indicating available parking in the municipal lot, the concerns over parking would not be an issue. It was suggested that Ms. Kennedy get in writing from the Town that the lot behind the museum is, in fact, available for public use. The Chair indicated that the project submission is complete and is an accepted use in the Commercial District. Board members then discussed paragraph D., Dimensional Requirements, of Section 4.2 – Commercial District, of the Village Zoning Law. There was discussion on, "Lots used for multiple uses that include a residence or residences on upper floors." They determined that an area variance would be required and that Mr. Rossi should appeal to the Zoning Board Appeals (ZBA) for an area variance of the lot size. The Chair informed Mr. Rossi that a public hearing date would be by the ZBA to review his request. Ms. Kennedy and Mr. Wiley asked that they be notified of the hearing date/time. With no further comments from the public, Mr. Herpel declared the public hearing closed at 7:50 p.m.

Communications: None

Item for Information: Mr. Golden reported that he signed off on a minor subdivision approval for Donna Abbass who owns a parcel of property located in both the Town and Village boundaries. Ms. Abbass had been given approval for a minor subdivision by the Town Planning Board at their May 8, 2013, and was recording the subdivision with the County.

Next Meeting: The next meeting will be Tuesday, June 18, 2013, at 7 p.m.

Adjournment: At 8:06 p.m., with no other business, Mr. Herpel made a motion to adjourn the meeting. Mr. Kirchgessner seconded and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Secretary