

VILLAGE OF CAPE VINCENT PLANNING BOARD

June 18, 2013

The regular meeting of the Village of Cape Vincent Planning Board was held on June 18, 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
Jeffrey Brooks
Richard Hodge
Jeffrey Herpel, Chair
Willard Kirchgessner

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

There were 14 visitors.

Old Business:

- **Approval of the Minutes**

Board members reviewed the minutes of the meeting of May 21, 2013. Mr. Herpel made a motion to accept the minutes as written; seconded by Mr. Hodge and carried; all voting aye (4-0).

At 7:05 p.m., Mr. Barr arrived at the meeting.

- **James and Carolyn Rossi Application – Site Plan Review Application (Continued)**

The Board continued their review and discussion of the application of James and Carolyn Rossi. The Chair gave an overview of the proposed project for the audience and allowed for questions and/or comments.

Bonnie Wurster stated that she had been to a meeting where Fourth Coast, Inc. presented a plan to erect a walkway connecting the village dock to the ferry dock along with boat slips. She questioned how a three-storey building (Rossi project) was opening up the waterfront.

Jackie Aznoe said that parking was an issue in the area.

Board member Hodge shared information with the audience on the Rossi's project and also how they hoped to develop dockage at their property. In addition, he shared the overall vision of the Club Street Waterfront Revitalization project.

Eric Wurster felt that there needs to be a long-range plan. He was concerned that money has been spent on a study and nothing has materialized. He would like to see the waterfront opened up to the public.

Board member Brooks spoke about the 1994/95 Waterfront Revitalization Plan and that in the Revitalization Plan there was development of the waterfront.

Gayle Brooks pointed out that part of the 1994/95 Plan had, in fact, been done and she cited the dockage and improvements made at the DEC building.

Rich Schmitt had a question on grant monies that were awarded to the Rossi project. He also had a concern over signage for parking.

Board member Hodge gave an explanation as to how state grant monies are awarded.

Board member Herpel also shared examples of other grant monies awarded to improve the facades of buildings on Broadway Street in the Village, i.e., Taste of Design and French Towne Market.

Richard Edsall commented that he would like to see a stipulation that future projects include parking or a parking plan.

Cindy Edsall voiced her concern over parking in the area and especially parking for the four apartments that will be in the building.

Carol Jinks also expressed concern over where the parking spaces would be located for the two retail shops in the building.

Len Jinks also had a concern over parking.

Board member Hodge said if the three properties on Club Street that had dockage were to improve their boat slips, there was a potential for 50 slips. Added and improved dockage would bring in more vehicles that would need to park while owners used their boats. He indicated that the village and town are working on resolving parking issues in the village, especially during the summer months.

Chair Herpel asked board members if they had any questions or needed more discussion on the application. There was none. The Chair made a motion to approve the Site Plan Review application of James and Carolyn Rossi for property at 335/337 Club Street with the stipulation that 1) they abide by all village, county, and state laws, 2) they develop available parking on their lot, and 3) are encouraged to use the available parking behind the museum. They should also be aware that parking on the north side of Club Street is currently prohibited. The motion was seconded by Mr. Brooks and carried; all voting aye (5-0).

New Business:

- Board members reviewed and discussed three applications for Site Plan Review
 1. George Mingle is requesting to erect a six-foot fence on his property at 314 South Esselstyne Street, (Tax Map #49.25-1-79) as per Article 5, Section 5.12, Fences, of the Village Zoning Law. The Chair accepted the paperwork and scheduled a public hearing for July 16, 2013, at 7 p.m.
 2. Jacquelyn D. Aznoe is requesting to have a home occupation (Jackie's Tax Service) in her home at 355 South Esselstyne Street (Tax Map #49.25-1-78), as per Article 7, Section 7.9, Home Occupations, of the Village Zoning Law. The Chair accepted the paperwork and scheduled a public hearing for July 16, 2013, at 7:10 p.m.
 3. Charles Porto (Breakers Restaurant) submitted paperwork to erect an 8' x 10' accessory structure on his property at 194 E. Broadway (Tax Map #39.81-2-14). The Chair accepted the paperwork and scheduled a public hearing for July 16, 2013, at 7:20 p.m. He also informed Mr. Porto that Jefferson County Planning Department would have to review the application before a final decision would be made by the Village Planning Board as the property is on a state highway (State Route 12E). Mr. Porto was asked to

submit a more detailed drawing before the paperwork could be submitted to the County Planning Board.

Communications: Board members received notification of a Local Government Conference at SUNY Potsdam on October 15, 2013. Workshops will be held for Planning and Zoning Board members and other government officials.

Item for Discussion/Information: Mr. Kirchgessner inquired about a limousine service in town. No board member had any information on such an operation.

Next Meeting: The next meeting will be Tuesday, July 16, 2013, at 7 p.m.

Adjournment: At 8:05 p.m., with no other business, Mr. Herpel made a motion to adjourn the meeting. Mr. Hodge seconded and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Secretary

