

## VILLAGE OF CAPE VINCENT PLANNING BOARD

August 18, 2015

The regular meeting of the Village of Cape Vincent Planning Board was held on August 18, 2015, in the Zoning Office Room of the Village Offices. The meeting conducted by the Chair Jeff Herpel, opened at 7:00 p.m. with the Pledge of Allegiance.

Board Members:            Jeffrey Brooks                    Willard Kirchgessner  
                                 Jeffrey Herpel                    David Wiley  
                                 Richard Hodge                    Kathleen Pierce, Secretary -excused

Other:                        Perry Golden, ZEO  
                                 There were no visitors.

### **Old Business:**

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

Board members reviewed the July 21, 2015, meeting minutes. Mr. Kirchgessner made a motion to accept the minutes as written. Mr. Wiley seconded. Motion carried; all voting aye (5-0).

#### **Ron Trottier - Site Plan Review (SPR) questions**

Perry Golden updated us on his discussions with Mr. Gebo, the village attorney. No further action is planned on this issue.

### **New Business:**

Perry Golden suggested we should consider modifications to the forms we use for SPR and Zoning permits.

Dave Wiley asked about the procedure available to us for abandoned buildings. Perry Golden said that Mr. Gebo would be available to come here and give a class on how we can proceed in these cases. He also suggested Jeff Herpel contact Mike Bourcy at Jefferson County Planning about how others do this action.

There was a general discussion on how we can proceed with actions on the state or village right-of-way. The amended village zoning law made changes to Section 10.5 B to address this issue. We now have to ability to cite any responsible party for a violation of zoning law even if it occurs on public land. The discussion then turned to the question of signs in the right-of-way. It seems that the existing sign law possibly needs review. The ZEO mentioned that he had recently reviewed the 76-page regulations on municipal sign laws. This is also a potential area where Mr. Gebo might help us.

We discussed new commercial uses in the village and that they would need their own SPR. An example would be the recent Rossi project where he had a SPR for the building including commercial use on the first floor. That action did not remove the need for another SPR when someone wants to initiate a commercial use in that space. He needs to come in for an SPR on this now defined commercial use. The only exception is a commercial use (vacant for less than a year) to be reopened as the same use. An example being a restaurant closed, sold, and reopened as a restaurant. In that case, the owner needs a zoning permit only.

### **Communications:**

Mr. Herpel passed out a notice on a Potsdam Local Government Conference on October 13, 2015

**Next Meeting:** Tuesday, September 15, 2015, at 7 p.m.

**Adjournment:** At 8:12 p.m., with no other business, Chairman Herpel moved to adjourn. Mr. Brooks seconded. All voted aye (5-0).

Respectfully submitted,

Richard Hodge  
Acting Planning Board Secretary