

VILLAGE OF CAPE VINCENT PLANNING BOARD

January 19, 2016

The regular meeting of the Village of Cape Vincent Planning Board was held on January 19, 2016, in the Conference Room of the Village Offices. The meeting conducted by the Vice Chair Richard Hodge, opened at 7 p.m. with the Pledge of Allegiance.

Board Members Present: Jeffrey Brooks
Richard Hodge, Vice Chair
Willard Kirchgessner
David Wiley

Board Member Excused: Jeffrey Herpel, Chair

There was one visitor.

Old Business:

Approval of the Minutes:

- Board members reviewed the minutes of the December 15, 2015, meeting. Mr. Kirchgessner made a motion to accept the minutes as written. Mr. Brooks seconded, and the motion carried; all voting aye (4-0).
- Board members continued their discussion on abandoned, unattended property in the Village as they feel these “Zombie” properties do not have a positive influence for the Village. They reviewed codes written for the Villages of Black River and Carthage and an article was shared entitled, “Abandoned Properties: Getting Them Into the Hands of Responsible Owners.” The Village has eight to ten properties that could be considered “Zombie” properties. Board members were told that if a bank has taken over ownership of a property, the taxes and water/sewer bills have been paid so it is not a fiscal burden on the Village. The discussion included the difficulties in cleaning up such properties. It was the consensus that the Planning Board will send a memo to the Village Trustees expressing the board’s concern over the abandoned, unattended properties and the effect on the public health, safety, and general welfare of the Village and its residents. The memo will ask the Trustees if they are willing to pursue a law addressing property/buildings that have been abandoned and not lived in for over a year, not maintained, or structurally unsound.

New Business:

- David Fralick, owner of the Cape Winery in the Town of Cape Vincent, spoke to board members regarding what he needed to do for the Planning Board, if anything, to open up a wine tasting and retail gift shop in the Village at Aubrey’s French Towne Market in the store’s present gift shop location. Board members discussed and reviewed the proposed plan with Mr. Fralick and determined a Site Plan Review by the Planning Board was not needed. After the discussion, Mr. Hodge made a motion that the proposed wine tasting and gift shop does not need Site Plan Review by the Planning Board. Mr. Brooks seconded the motion and carried; all voting aye (4-0).
- **Election of Chair and Vice-Chair for 2016-2018**

Mr. Kirchgessner nominated Jeff Herpel as Chair and Mr. Hodge seconded the nomination. Mr. Herpel was elected Chair by a unanimous vote. Mr. Wiley nominated Mr. Hodge as Vice-Chair and Mr. Brooks seconded the nomination. Mr. Hodge was elected by a unanimous vote.

Communications: None

Item for Discussion:

Mr. Kirchgessner inquired what tiny houses would be classified as. The board discussed the question and after reviewing definitions in the Zoning Law determined tiny houses (one section less than 16') would be classified as a single-wide manufactured home.

Next Meeting: Tuesday, February 16, 2016, at 7 p.m.

Adjournment: At 7:55 p.m., with no other business, the Vice Chair made a motion to adjourn. Mr. Kirchgessner seconded; all voted aye (4-0).

Respectfully submitted,

Kathleen M. Pierce
Planning Board Secretary