

VILLAGE OF CAPE VINCENT PLANNING BOARD

July 19, 2016

The regular meeting of the Village of Cape Vincent Planning Board was held on July 19, 2016, 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 Present: Jeffrey Herpel, Chair
Jeffrey Brooks
Richard Hodge
Willard Kirchgessner
David Wiley

Other: Perry Golden, ZEO

There were no visitors.

Old Business:

Approval of the Minutes:

- Board members reviewed the minutes of the June 21, 2016, meeting. Mr. Hodge made a motion to accept the minutes as written. Mr. Herpel seconded, and the motion carried; all voting aye.

New Business: The Vice Chair Hodge shared with the board and ZEO a conversation with the Village Attorney's office regarding non-conforming lots (lot size) and requested an interpretation/ opinion if the lots can be developed without a variance. It was also shared that it was requested by the Village that in the future any communication to the attorney should be made by the Chair of the Planning Board.

Communication: The response from the Village Attorney's office regarding valid non-conforming lots was shared with board members and discussed among themselves and the ZEO. Board members felt that valid non-conforming lots before the amended Zoning Law (July 14, 2015) went into effect are still valid non-conforming lots and are "grandfathered in" with respect to lot size. They referred to Section 1.5, Prior Existing Law, of the Zoning Law in their discussion. The Village ZBA will discuss this topic at their meeting, also on July 19, and render an interpretation.

Items for Information/Discussion:

- The ZEO informed board members that he had a complaint regarding a business in the village having a trailer parked on village property on a side street and is selling items from the trailer. Research will be done by the next meeting to see if the business owner is in violation of the Site Plan Review (SPR). After their discussion and if, in fact, there is a violation of the SPR, Mr. Herpel made the motion to send a letter advising the business owner that he is in violation of his SPR. Mr. Brooks seconded the motion and carried; all voting aye (5-0).

Privilege of the Floor: None

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

Adjournment: At 7:38 p.m., with no other business, Mr. Herpel made a motion to adjourn. Mr. Kirchgessner seconded; all voted aye.

Respectfully submitted,

Kathleen M. Pierce
Planning Board Secretary