

## VILLAGE OF CAPE VINCENT PLANNING BOARD

September 20, 2016

The regular meeting of the Village of Cape Vincent Planning Board was held on September 20, 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

Board Member Excused: David Wiley

Other: Perry Golden, ZEO

There were five visitors.

### Old Business:

#### Approval of the Minutes:

- Board members reviewed the minutes of the August 16, 2016, meeting. Mr. Herpel made a motion to accept the minutes as written. Mr. Brooks seconded, and the motion carried; all voting aye.
- John Boyce, president of the Seaway Pilots Inc. spoke to the board concerning the sign for the Buccaneer Motel on the corner of Broadway and Point Street. (The Buccaneer Motel property and adjacent parcel have been sold to the Seaway Pilots.) The board informed Mr. Boyce that the sign needs to be taken down but the pole can remain. Ron Jacobs, CPA for the Seaway Pilots, asked if anyone would like the sign.

### New Business:

- Robert Slye, attorney representing the Seaway Pilots Inc., asked the board questions concerning Site Plan Review (SPR). Mr. Slye did not feel a SPR was necessary because the Seaway Pilots' recently purchased properties are in the Commercial District. He was informed that the use of the property had changed from a motel business to professional offices for the pilots and would require a SPR. Board members held the pre-submission conference and reviewed survey maps of both properties and asked questions about the intended use of the buildings and dockage for the Pilot boat. An application was given to Mr. Slye and a public hearing for Site Plan Review was scheduled for October 18, 2016, at 7 p.m.
- **Kirk Grant, Village resident**, presented a concern he has with the house and property next to his on James Street. He was told by the County that the property was to go up for auction. When he inquired again, he was told the house was not put up for auction because, after inspection, it is considered an environmental hazard and the property should be turned back to the Village. Mr. Grant was told the Village wanted nothing to do with the property. He expressed his frustration as it is a health and safety issue. The ZEO said he would do some research on whose responsibility it is to correct the situation. The board also advised Mr. Grant to attend a Village Trustees meeting and express his concerns.

### ZEO Report:

Mr. Golden informed the board that Richard Anchor was looking into buying property in the Village for an automotive repair shop. The ZEO told Mr. Anchor he needed to attend a Planning Board meeting.

Also, he had an individual inquire about a non-conforming lot (55' wide) on Lee Street and what could be done or not done with the lot.

**Item for Information:**

Board members discussed the possibility of a new business, Cape Vincent Brewing Company, locating in the Village in the coming year.

**Next Meeting:** Tuesday, October 18, 2016, at 7 p.m.

**Adjournment:** At 7:45 p.m., with no other business, Mr. Herpel made a motion to adjourn. Mr. Hodge seconded; all voted aye.

Respectfully submitted,

Kathleen M. Pierce  
Planning Board Secretary