

## VILLAGE OF CAPE VINCENT PLANNING BOARD

March 21, 2017

The regular meeting of the Village of Cape Vincent Planning Board was held on March 21, 2017, in the Community 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

**Other:** Perry Golden, ZEO

There was one visitor.

### **Old Business:**

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

- Board members reviewed the minutes of the February 21, 2017, meeting. Mr. Brooks made a motion to accept the minutes as written. Mr. Wiley seconded and carried; all voting aye.

### **New Business:**

**Pre-Submission Conference – Site Plan Review (SPR):** Jeannie Ebert presented an application for SPR to open a combination antique and art gallery in the Commercial/Waterfront Overlay District at 379 Club Street, Tax Map #39.81-1-65.2. The building is the site of the former Breakwater Gallery. Board members reviewed and discussed the SPR application with Ms. Ebert. Ms. Ebert shared that the gallery would be open from June 1 to October 15. After discussion of the project, the Vice Chair accepted the application and scheduled a public hearing for April 18, 2017, at 7 p.m. The applicant will be notified as well as neighboring property owners regarding the public hearing.

**Pre-Submission Conference – Site Plan Review (SPR):** A SPR application submitted by Stephen and Lorrie Moss to operate the Capeway Cottages in the Commercial District at 868 E. Broadway Street, Tax Map #39.82-1-15 was reviewed by board members. Neither applicant was at the pre-submission conference. The Moss's recently purchased the Capeway Cottages. It is their plan to continue to rent the six seasonal cottages as the previous owners did. The Vice Chair accepted the application and scheduled a public hearing for April 18, 2017, at 7:10 p.m. The applicant will be notified as well as neighboring property owners regarding the public hearing.

### **Item for Information:**

- The Vice Chair reminded board members of the NYS Tug Hill Commission's 28<sup>th</sup> Annual Local Government Conference on March 30, 2017. Attending the Conference will fulfill a board member's requirement of six hours of board-related training each year.

**Next Meeting:** Tuesday, April 18, 2017, at 7 p.m.

**Adjournment:** At 7:25 p.m., with no other business, Mr. Kirchgessner made a motion to adjourn. Mr. Brooks seconded; all voted aye.

Respectfully submitted,

Kathleen M. Pierce  
Planning Board Secretary