

VILLAGE OF CAPE VINCENT PLANNING BOARD

APRIL 18, 2017

The regular meeting of the Village of Cape Vincent Planning Board was held on April 18, 2017, in the Community 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 Brooks
Jeffrey Herpel, Chair
Richard Hodge
Willard Kirchgessner

Board Member Excused: David Wiley
Other: Perry Golden, ZEO - Excused

There were ten visitors.

Old Business:

Approval of the Minutes:

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

Public Hearings:

Jeannie and John Ebert – Site Plan Review (SPR): The Chair reviewed the application and deemed it complete. The public hearing was opened at 7:04 p.m. and Mrs. Ebert was asked to give an overview of the primitive antique store and art gallery. “The Country Store Primitives” will be located in the Commercial/Waterfront Overlay District at 379 Club Street, Tax Map #39.81-1-65.2. Board members asked questions regarding the hours of operation and the time frame (May to fall), and if food would be sold. The Chair then opened the floor for public comments.

Elisabeth Brennan, Village Trustee, asked if Mrs. Ebert would be selling the antiques.

Michelle Bouchard, President of the Village Green – shared that the Village Green supports this endeavor and is encouraged by the possibility of more foot traffic across the Village Green.

Bob Ewing, Chamber of Commerce – shared his approval for this new endeavor and is encouraged by the number of new businesses starting up in the Village.

At 7:11 p.m. the Chair closed the public hearing and the SEQR form was completed.

The Chair then asked that the Resolution be read:

WHEREAS the Planning Board of the Village of Cape Vincent (the “Board”) is reviewing an application dated March 21, 2017, submitted by John and Jeannie Ebert, (the “Applicants”) for approval of a Site Plan Review to open an Antique and Art Gallery at 379 Club Street, (former Breakwater Gallery) in the Commercial/Waterfront Overlay District Tax Map #39.81-1-65.2.

WHEREAS the Board has complied with the requirements of the New York State Environmental Quality Review Act and the regulations promulgated thereunder and declared this action to be an “unlisted” action and issued a negative declaration at an April 18, 2017, meeting, and

WHEREAS a public hearing was held on April 18, 2017, at which time no negative comments were expressed.

NOW, THEREFORE, BE IT RESOLVED THAT,

1. The application and implementation of the application submitted by the Applicants has no significant adverse effect on the public health, safety, welfare, comfort, and convenience of the public in general and residents of the immediate surrounding area.

2. The application submitted by the Applicants addresses all of the required and applicable items set forth in the Village of Cape Vincent Zoning Law.
3. The Clerk of the Village of Cape Vincent is hereby directed to file this Resolution, in the main office of the Village of Cape Vincent in a file that will be readily accessible to the public.

Mr. Herpel made a motion to approve the Resolution; seconded by Mr. Brooks; all voting aye. (4-0)

Stephen and Lorrie Moss – Site Plan Review (SPR): The Chair reviewed the application and opened the public hearing for SPR 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, at 7:16 p.m. Ms. Moss was present and gave an overview of the project. It is their intent to operate the cottages as seasonal rentals in the future. At this time, the cottages will continue to be rented on a nightly or weekly basis. The Chair asked for comments from the public.

Bob Ewing, Chamber of Commerce – welcomed Mr. and Mrs. Moss and their business to the Cape. There were no further comments and the Chair closed the hearing at 7:20 p.m., and the Chair completed Part II of the SEQR form. He then asked that the Resolution be read.

WHEREAS the Planning Board of the Village of Cape Vincent (the “Board”) is reviewing an application dated March 6, 2017, submitted by Stephen and Lorrie Moss, (the “Applicants”) for approval of a Site Plan Review to operate the Capeway Cottages in the Commercial District at 868 E. Broadway Street, Tax Map #39.82-1-15.

WHEREAS the Board has complied with the requirements of the New York State Environmental Quality Review Act and the regulations promulgated thereunder and declared this action to be an “unlisted” action and issued a negative declaration at an April 18, 2017, meeting, and

WHEREAS a public hearing was held on April 18, 2017, at which time no negative comments were expressed.

NOW, THEREFORE, BE IT RESOLVED THAT,

1. The application and implementation of the application submitted by the Applicants has no significant adverse effect on the public health, safety, welfare, comfort, and convenience of the public in general and residents of the immediate surrounding area.
2. The application submitted by the Applicants addresses all of the required and applicable items set forth in the Village of Cape Vincent Zoning Law.
3. The Clerk of the Village of Cape Vincent is hereby directed to file this Resolution, in the main office of the Village of Cape Vincent in a file that will be readily accessible to the public.

New Business:

Joanna Lee – SPR: The board held a pre-submission conference on the SPR application submitted by Joanna Lee. Ms. Lee indicated she would like to open a business for vehicle and marine detailing, retail sales, service, and installation of vehicle/boat accessories, and window cleaning service at 682 E. Broadway St. (NYS Route 12E) which is located in the Commercial District, Tax Map #39.81-2-44. The paperwork was accepted and a public hearing scheduled for May 16, 2017, at 7 p.m. The board discussed and agreed to have the ZEO issue Ms. Lee a temporary permit. A permit will be issued after the public hearing is held and Jefferson County Planning Department has given their comments on the project. The referral will be sent to the County Planning Department as the cottages are located on a State highway (NYS Rt. 12E). The project will be on the County’s agenda for their May meeting.

Norm Wightman, The Resort at Snug Harbor, LLC, Farmers' Market - presented the board with a computer drawing of a new, modified structure for the seasonal market he plans to open at 330 Broadway. The drawing has been modified from the original 2400-sq. ft. structure to 616-sq. ft. (14'x44'). Mr. Wightman indicated this would be a temporary structure until he sees how the business does, and he further indicated that the permanent structure would have more character as he had outlined in a previous conversations. Board members discussed the new, temporary structure, and Mr. Herpel made a motion to approve the new drawing for a temporary structure. Mr. Brooks seconded the motion. Before a full board vote, Mr. Wightman objected to the structure being called temporary and said he could not accept that. The board explained what the Zoning Law's time frame for a temporary structure is 30 days and can be renewed up to one year.

Elisabeth Brennan –inquired about the lack of an overhang on the new drawing of the proposed structure. She noted that the original structure to be built had a 4' overhang.

After a discussion by board members with Mr. Wightman on the issue of a temporary structure, the board allowed that Mr. Wightman could have the temporary structure in place longer than one year. The Chair amended the original motion to approve a modification of the original SPR (February 21, 2017) to reduce the size of the structure to 14'x44' (616 sq. ft.); and if there is an expansion to or a new building to be placed on the site in the future, Mr. Wightman will need to have another Site Plan Review. Mr. Brooks seconded; all voting aye (4-0).

Bob Ewing – said he knows Mr. Wightman is a man of his word and thanked him on behalf of the Chamber for bringing this business to the Cape.

Communications: None

Item for Information/Discussion:

- Four board members attended the NYS Tug Hill Commission's 28th Annual Local Government Conference on March 30, 2017. They shared some of the workshops they attended. Attendance at the Conference will count toward their four hours of required yearly training.
- The *Joint Town and Village of Cape Vincent Comprehensive Plan* is due for review. A notice had been posted looking for volunteers to review the Plan. There was one response from a Village resident. Debra Suller, Town Supervisor, attended a Village Trustees meeting, and it was decided that the Town's Boards (Council, Planning, and ZBA) and the Village's Boards (Trustees, Planning, and ZBA) would review the Plan and anyone with suggested changes should send them to the Town Supervisor by June 1, 2017.

Next Meeting: Tuesday, May 16, 2017, at 7 p.m.

Adjournment: At 8:10 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