

VILLAGE OF CAPE VINCENT PLANNING BOARD

May 16, 2017

The regular meeting of the Village of Cape Vincent Planning Board was held on May 16, 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
David Wiley

Other: Perry Golden, ZEO

There were four visitors.

Old Business:

Approval of the Minutes:

- Board members reviewed the minutes of the April 18, 2017, meeting. Mr. Herpel made a motion to accept the minutes as written. Mr. Kirchgessner seconded and carried; all voting aye.

Public Hearing:

Joanna Lee – Site Plan Review (SPR): The public hearing was opened at 7:03 p.m. on the SPR application of Joanna Lee. The Chair asked Ms. Lee to give an overview of her business, Rivertronicz. She shared her business plan to have 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. Board members asked questions regarding signage, lighting, parking, and hours of operation. The Chair informed Ms. Lee that the board would not make a final decision until the board had heard from the Referral Notice made to the Jefferson County Planning Department regarding her business. Ms. Lee is operating under a temporary permit issued by the ZEO per the Planning Board's request. The Chair asked for comments from the public.

Matt and Kayla Britton, Village residents and neighbors, expressed in writing and verbally by Mrs. Britton at the meeting their concern with the noise levels, especially after their posted hours of operation, and the inappropriate language coming from Rivertronicz.

The board discussed with Ms. Lee the concern with noise levels, especially after the shop is closed. The Chair suggested adding a stipulation regarding noise levels when final action is taken on the application.

There were no other comments from the public and the public hearing was closed at 7:20 p.m.

Norm Wightman, The Resort at Snug Harbor, LLC, Farmers' Market –

ZEO Golden shared with board members that Mr. Wightman had come to him asking if he could add items to sell at his seasonal market, i.e. lighthouses, picnic tables, gazebos, and small sheds. Mr. Golden asked Mr. Wightman to come to the meeting and discuss with the Planning Board this proposal as it may be considered a change of use. Mr. Wightman shared a photo of a 17' lighthouse that he would like to put on the property to sell, a drawing of the building to be put on the lot, and some landscaping ideas he has for the site. Board members discussed whether the additional items for sale would be a change of use. They came to the consensus that Mr. Wightman was still within the spirit of the law with his retail business. They all voted and agreed to allow accessory structures (sheds, gazebos, picnic tables, etc.) to promote the marketing of these products.

New Business:

A SPR application submitted by Laurie Hanna to open Cape Vincent Brewing Company, a craft brewery and taproom, in the Commercial District at 294/296 E. Broadway, Cape Vincent, Tax Map #39.81-2-20.2 was reviewed. The applicant was not in attendance at the meeting to answer any questions. Board members reviewed the application and Part II of the SEQR was completed. The Chair scheduled a public hearing for 7 p.m. on June 20, 2017, on the application. The applicant and neighbors will be notified of the public hearing.

Communications: None

Next Meeting: Tuesday, June 20, 2017, at 7 p.m.

Adjournment: At 7:53 p.m., with no other business, Mr. Herpel made a motion to adjourn. Mr. Brooks seconded; all voted aye.

Respectfully submitted,

Kathleen M. Pierce
Planning Board Secretary