

**(UNAPPROVED)
VILLAGE OF CAPE VINCENT PLANNING BOARD**

August 21, 2012

The regular meeting of the Village of Cape Vincent Planning Board was held on August 21, 2012, in the Conference Room of the Village Offices. The meeting conducted by Board Chair, Jeffrey Herpel, opened at 7 p.m. with the Pledge of Allegiance.

Board Members Present: Edgar Barr
Jeffrey Brooks
Jeffrey, Herpel, Chair
Richard Hodge

Board Member Absent: Patrick Wiley

Others: Kathleen Pierce, Board Secretary

There were six visitors.

Approval of the Minutes:

Board members reviewed the minutes of the meeting of July 17, 2012. Mr. Hodge made a motion to accept the minutes as written; seconded by Mr. Brooks and carried; all voting aye.

Mr. Barr arrived at the meeting at 7:04 p.m.

Old Business:

Chair Herpel made a motion to take from the table the application for Site Plan Review of Michael Chavoustie. Mr. Hodge seconded the motion; all voting aye. The Board continued their discussion regarding Mr. Chavoustie's application to install a six-foot privacy fence at 288 Broadway. After discussion, the consensus among the board members was the fence is not on a berm; it is being installed on grade; and keeping the view open (a concern of a neighboring property owner) is not a guarantee. The Chair made a motion to approve the application; seconded by Mr. Barr, all voting aye. Mr. Chavoustie was informed that he could continue with the installation of the fence.

New Business:

No new business for the Board.

Unfinished Business:

Mr. Ron Trottier presented to board members a Site Plan Review application along with the required paperwork and \$15 fee. He intends to buy the property located at 682 E. Broadway and renovate the building to use as an office and small marine repair shop. The Board advised Mr. Trottier to go to a Village Board meeting to request the installation of a sidewalk on the front of the

property on Broadway as that is Village property. At the present time, there is no sidewalk on the property. The Board accepted the application and a public hearing was set for September 18, 2012, at 7:10 p.m.

Communications:

None

Other:

Mr. Robert Doucher and Mr. Victor Procopio, prospective buyers of the building at 261-263 Broadway, shared with board members their plans to renovate and reopen "The Company Store" and rent the apartment on the second floor. The Board determined, after discussion about the piece of property and its intended use, that a Site Plan Review was not needed by the Planning Board. The Board suggested that the potential buyers go to a Village Board meeting to share their plans for the property and ask the Village Trustees their questions, i.e., sidewalk repair and placing tables and chairs on the sidewalk in front of the building.

Item for Information/Discussion:

The Chair gave each board member a brochure for the "21st Annual Local Government Conference" at SUNY Potsdam on October 9, 2012. Board members were asked to review the workshop details and make a decision if they wanted to attend.

Next Meeting: The next Planning Board meeting will be Tuesday, September 18, 2012, at 7 p.m.

Adjournment: At 7:50 p.m., with no other business, Mr. Herpel asked for a motion to adjourn the meeting. Mr. Barr made the motion, seconded by Mr. Brooks and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Secretary, Planning Board