

VILLAGE OF CAPE VINCENT PLANNING BOARD

MARCH 20, 2018

The regular meeting of the Village of Cape Vincent Planning Board was held on March 20, 2018, in the community house room of the Village Offices. The meeting conducted by the Vice Chair, Richard Hodge, opened at 7:01 p.m. with the Pledge of Allegiance.

Board Members:	Jeffrey Brooks	Willard Kirchgessner
	Jeffrey Herpel – Excused	Richard Hodge
	David Wiley	Silke Ernisse- ZEO

Visitors – Todd Ewing
Bob Ewing

Approval of the Minutes:

Board members reviewed the minutes of the meeting of February 20, 2018. Mr. Brooks made a motion to accept the minutes as written. Mr. Wiley seconded. Motion carried; all voting aye (4-0).

New Business:

Tod Ewing –Bowling alley-recreation building

Mr Ewing had submitted paperwork concerning his intention to put a commercial 2 story building on his property at the corner of Broadway, Gouvello and Point streets at our February meeting. After some discussion, the board felt we needed more information to formally accept the application and suggested he attend a presubmission conference for the March planning board meeting.

Mr Ewing came to our meeting and presented several conceptual ideas for his property including a 3 story mixed use structure. There was no new documentation provided. We identified several missing items that needed to be provided to us in order to have a completed application that would allow for a site plan review. He needs to provide a scale drawing of the site, the location and size of his building showing the lot line setbacks and elevation views showing compliance with the 35 foot maximum height. Because the lot is mixed use- residential and commercial, it is important for him to identify the uses for each area the plans to determine compliance with the zoning law.

Dave Wiley asked about zombie properties. There are several near his properties and he questioned what can be done about them. We believe there are new state laws, but little local action. We should contact the village clerk to check for updates.

There was a brief discussion about VRBO – which facilitates daily or weekly rentals of property. Conceivably this could amount to cottage designations for normal residential units. Silke and the board will look into this topic for the next meeting.

Communications:

We received an email from A J Veith at 4th coast about a sub division on Bay street. Mr Hodge contacted him after our last meeting, but there has been no new communications.

Next Meeting: Tuesday, April 17, 2018 at 7 p.m.

Adjournment: At 8:18p.m., with no other business, Mr. Hodge moved to adjourn, Mr Wiley seconded and all voted aye. .

Respectfully submitted,

Richard Hodge
Acting Planning Board Secretary