

VILLAGE OF CAPE VINCENT PLANNING BOARD

12/18/2018

7:00 PM

Cape Vincent Village Offices

Meeting called by: Richard Hodge
Facilitator: Richard Hodge
Board Members: Jeffrey Brooks
Jeffrey Herpel (absent)
David Wiley
Visitors: Dennis Faulkham
Todd Ewing
Robert Ewing

Type of meeting: Regular Planning Board
Note taker: Carolyn Rossi
Willard Kirchgessner (absent)
Richard Hodge

The regular meeting of the Village of Cape Vincent Planning Board ("The Board") was held on Tuesday, December 18, 2018 in the community house room of the Village Offices. The meeting conducted by Board Member, Richard Hodge, opened at 7:00 p.m. with the Pledge of Allegiance.

Minutes

Agenda item: Approval of Minutes
Presenter: Richard Hodge

Discussion:

The Board members reviewed the meeting minutes for November 20, 2018. Motion made by Jeffrey Brooks to accept the minutes as written with no corrections. Seconded by David Wiley..

Conclusions:

Motion carried; all voting aye (3-0).

OLD BUSINESS:

Agenda item: Dennis and Joanne Faulkham, Garden Wall Drive
Property, Tax Map 49.33-1-1.39
Presenter: Richard Hodge

Discussion:

Dennis and Joanne Faulkham have purchased a plot of land at the end of Garden Wall drive. Dennis and Joanne are in the process of purchasing a 1/2 acre lot adjacent to their existing property. Their plans are to build a home. Dennis provided survey to Board that includes the existing lot with the additional ½ acre lot. The survey removes the old lot line and replaces with the new lot line. The Board determined no new Site Plan is required. The Board also confirmed the change does not land lock any of the existing approximately 20 acres belonging to Citizens Bank. (Brooks Bragdon old property). .

Conclusions:

Motion made by David Wiley to approve the survey that Covers Parts A and B to make one lot. The motion was seconded by Richard Hodge. Richard Hodge signed the Survey. Motion carried; all voting aye (3-0).

Action items	Person responsible	Deadline
✓ Survey to be provided to Village Clerk, Mary Rupp, to submit to Jefferson County for filing.	Richard Hodge	12/19/2018

NEW BUSINESS:

Agenda item:	Broadway and Point Street Lots Tax Maps 39.81-1-10 and 39.81-1-9 Owner, Todd Ewing	Presenter:	Richard Hodge
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Discussion:

Todd Ewing wants to remove the lot lines on Broadway and Point Streets to create one lot. Todd wants to expand the garage (carriage house to 30' x 30') and possibly go up 2 stories. Currently one lot is zoned commercial and the other is zoned residential and that status cannot change. The Board explained there may be setback violations in which Todd may have to present to the Zoning Board of Appeals (ZBA) for zoning variance/s. Todd is asking for recommendations for next steps to start the process.

Conclusions:

Board recommends:

- Step 1: Todd to sketch up a more definitive layout of the property and meet with Silke Emissse, Zoning Enforcement Officer on ZBA Setback variance/s
- Step 2: Survey of the proposed changes needs to be created.
- Step 3: Present the Survey to The Planning Board for review and approval.

Action items	Person responsible	Deadline
✓ None at this time	N/A	N/A

COMMUNICATIONS: NONE

PRIVILEGE OF THE FLOOR: NONE

With no further business, Richard Hodge moved to adjourn the meeting at 7:28 pm. The motion was seconded by Jeffrey Brooks. The next Board meeting is scheduled for Tuesday, January 15, 2019 at 7 pm at the Village community house.

Minutes prepared: Carolyn Rossi