

VILLAGE OF CAPE VINCENT PLANNING BOARD

March 19, 2024

A meeting of the Village of Cape Vincent Planning Board was held on March 19, 2024, at the Village Office in the Community Room. The meeting was opened by the Chair, Jeffrey Herpel, at 7 p.m. with the Pledge of Allegiance.

Board Members Present: Jeff Herpel, Chair
Jeffrey Brooks
Richard Hodge
Willard Kirchgessner, Vice Chair
Dave Wiley

Visitors: None

Old Business:

Approval of the Minutes:

- Board members reviewed the minutes of the February 20, 2024, meeting. Mr. Kirchgessner made a motion to accept the minutes as written. Mr. Brooks seconded and the motion carried.

New Business:

Site Plan Review pre-submission conference was held for River Livin' Properties, LLC. None of the applicants were present at the meeting. The applicants, Jill Evans, Cortney Evans-Eppolito, Joshua Evans, want to install 222' of a six-foot high emblem vinyl fencing on their property at 404 So. Market Street, Tax Map #49.25-1-29. Board members reviewed and discussed the application and a SEQR review was performed and completed. A public hearing on the request will be held on April 16, 2024, at 7 p.m. in the Village Community Room. Neighbors will be notified of the public hearing.

The Chair shared that Norm Whitman notified him that his proposed project to build six year-round cabins on Elm Street will not be undertaken. He asked if the property could be used as an RV park. Board members reviewed the Zoning Law and found that a RV park is not addressed in the Law. They then turned to the "Town and Village of Cape Vincent Comprehensive Plan" and in particular Section 7.2 Village Areas, Comments. After discussion, Board members were not in favor of a development that was inappropriate in the Village and in a residential neighborhood. The Chair will notify Mr. Whitman that he should see the Zoning Officer if he wishes to pursue the project.

Communication: The Chair read the letter from the Town Supervisor, Paul Aubertine, regarding the upcoming referendum vote on April 13 to authorize the Town Board to secure a \$1 million Bond Anticipation Note (BAN). The Board discussed and shared their support for the Club Street project and were pleased to see progress on this long-term project begun by the Local Waterfront Revitalization Plan (LWRP) Committee 30 years ago.

Privilege of the Floor: None

Next Meeting: Tuesday, April 16, 2024, at 7 p.m., Community Room at the Village Office.

Adjournment: At 7:49 p.m. with no further business, the Chair made a motion to adjourn; Mr. Brooks seconded and carried.

Respectfully submitted,

Kathleen M. Pierce
Secretary