

VILLAGE OF CAPE VINCENT PLANNING BOARD

August 20, 2024

A meeting of the Village of Cape Vincent Planning Board was held on August 20, 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 - **Absent**

Visitors: Eight

Old Business:

- **Approval of the Minutes:**

Board members reviewed the minutes of the July 16, 2024, meeting. Mr. Herpel made a motion to accept the minutes as written. Mr. Brooks seconded and the motion carried.

New Business:

The Board participated in a telephone call from Edgewater Resources representatives Ben Gladstone and Greg Wycamp. They shared that they have been working with both the Town and Village to design a Site Plan for the development of the waterfront on Club Street. Each Board member had two different drawings of the proposed Plan for the waterfront while the discussion and review took place. Mr. Gladstone reviewed the timeline since 2020 and the work that has been done to date, i.e., site visits, feasibility study of the project, funding/grants obtained to date, contact with multiple agencies and stakeholders involved in the design, permitting, and review of proposed project. They shared their goals/vision in developing the design for this phase of the waterfront: to protect the character of Cape Vincent, access to the waterfront for visitors and residents while expanding it, to ensure the Plan is financially viable, and to keep it authentic to Cape Vincent. Board members had several questions regarding the design that were answered, i.e. location of the public restrooms, floating docks, walkways, vegetation.

Communication(s): None

Items for Information/Discussion: None

Privilege of the Floor:

Richard Anchor, Village resident, asked the Board for information that he needed and the process for a Lot-Line Adjustment for property he has purchased.

Shawn Cherchio and Stephen Spafford, new property owners of the vacant lot at 617 S. James Street gave the Chair a copy of an aerial view outlining the boundaries of their property along with their neighbors, Kirk and Robin Grant. The Grants' property abuts their property on the south side. Also outlined on the copy is the Village's waterline right of way.

Mr. Cherchio attempted to describe the boundaries of his property, the location of the Village's waterline right of way, and options being considered for development of the property.

Nicole Grant Jones introduced herself and her husband, Chris. At this point, Ms. Jones and *Kerri Grant*, daughter of Kirk Grant, interrupted Mr. Cherchio and began asking questions about the development of the property. What followed was a loud, heated, lengthy firing of questions at the developers and the Board by the Grant family. Some, not all, of the questions asked were regarding the survey that the developers had hired to be done, boundary lines because the survey revealed that a portion of Mr. Grant's garage and driveway are not on his property, the Village's waterline right of way, the number of houses to be built, and a proposed location for a driveway on the vacant lot. At times, Ms. Jones and Ms. Grant spoke over each other. At one point, *Mr. Grant* approached and spoke to the Board directly about the property lines while his two daughters continued to ask questions of the developers. Mr. Grant also shared that he bought his property in 1985 and never had a survey done.

The Chair and several board members tried to make clear to the Grant family that their complaints expressed did not fall under the Planning Board's purview. They were informed that the developers did attend the Planning Board meeting in July and asked and were given the process and information needed for Site Plan Review (SPR) by the Planning Board.

The Grant family was advised that when Mr. Cherchio and Mr. Spafford submitted a Site Plan Review application and after it was reviewed, discussed, and accepted by the Planning Board, Mr. Grant would be notified that there would be a public hearing on the application. At that time, Mr. Grant could give a comment(s) on the actual proposed site plan.

Next Meeting: Tuesday, September 17, 2024, at 7 p.m., Community Room at the Village Office.

Adjournment: At 8:20 p.m. with no further business, the Chair made a motion to adjourn. Mr. Kirchgessner seconded and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Secretary