

A meeting of the Village of Cape Vincent Planning Board was held on December 17, 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: 11

Old Business:

- **Approval of the Minutes:**
After review of the minutes of the November 19, 2024, meeting, Mr. Herpel made a motion to accept the minutes as written. Mr. Brooks seconded. The motion carried.
- **Club Street Project (Phase I) Site Plan Review Public Hearing:** The Chair opened the public hearing at 7:03 p.m. He then called Ben Gladstone, Landscape Designer, representing Edgewater Resources LLC, on the phone to join the public hearing to answer any questions concerning Phase I of the project.

Butch Cullen – asked if this hearing was for Phase I or for any additional phases of the project. Mr. Gladstone shared that this hearing was only for Phase I. He then shared the concepts for Phases II and III and emphasized that these were only concepts. Mr. Cullen also asked if the SEQR had been completed. The Chair said it had been completed and it is listed as a negative declaration.

Rob Russell – inquired what was included in Phase I. Mr. Herpel shared that the park will have an improved seawall, public promenade, event/meeting spaces, playgrounds, and a legacy walk. The marina will have two longitudinal piers with various amenities for boaters. He noted that there were Site Plan drawings of the proposed park and marina on display in the room and all were welcome to view the plans. The Chair said the Plans were very thorough and included schematics for lighting, drainage, walks, and infrastructure.

Mr. Gladstone - thanked the visitors for coming out and briefly shared the process and goals for the project from the beginning in 2021 to date. He shared, after listening to comments and ideas shared at several public meetings, that there were three main goals kept in mind while designing the project: to save the character and history of Cape Vincent; to expand access to the waterfront; and to keep it authentic and financially viable.

Bill Kirchgessner – asked what is the time frame for construction. Mr. Gladstone said they would like to begin construction in early fall 2025 and close construction in 2026.

Sarah Dayton – inquired about the length of the boats that the marina could handle. Mr. Gladstone told her 20' to 40-50'.

Jeff Brooks – asked about the schedule for the sheet pile wall. He was informed that no construction of the wall can take place from March-June (fish spawning and migrations) so it would be after June.

Robert King – asked if the focus for Phase I was on the waterfront and not Club Street. Mr. King's concern is his ability to access his property on Club Street during Phase I construction. Mr. Gladstone assured him that the construction in Phase I does not include Club Street.

The Chair shared the criteria areas, i.e., vehicular and pedestrian traffic, parking, lighting, plantings, drainage, etc., that the Planning Board reviews and takes into consideration for a Site Plan Review as outlined in the Village Zoning Law. He further commented that this project fits in with the Local Waterfront Revitalization Plan and its policies.

Rob Russell – asked if there was a time frame for the demolition of the boat house and was told it was not known at this time.

The Chair asked for any further questions or comments from the public or the Board. There were none. The Chair moved that the public hearing remain open for another month for any further questions that may arise from the general public. Mr. Brooks seconded and carried; all voting aye. (The Board anticipates voting on the Site Plan Review application at their January meeting.)

New Business: No new business.

Communication(s): The Chair shared he had received two calls from Club Street property owners regarding Phase I of the project.

Items for Information/Discussion: None

Privilege of the Floor: Mr. Kirchgessner inquired if a Site Plan Review application had been submitted to install a six-foot fence on a village resident's property. (No application has been submitted to date.)

Next Meeting: Tuesday, January 21, 2025, at 7 p.m., Community Room at the Village Office.

Adjournment: At 7:35 p.m. with no further business, the Chair made a motion to adjourn. Mr. Brooks seconded and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Planning Board Secretary