

VILLAGE OF CAPE VINCENT PLANNING BOARD

January 21, 2025

The annual Organizational meeting of the Village of Cape Vincent Planning Board was held on January 21, 2025, at the Village Office in the Community Room. The meeting was opened by the Chair, Jeffrey Herpel, at 7:05 p.m. with the Pledge of Allegiance.

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

Visitors: 3

Oath of Office: At the Village Trustees annual Organizational Meeting in December, the Trustees reappointed Planning Board member David Wiley to another five-year term. Mr. Wiley took the Oath of Office and signed the Oath Book before the start of the meeting.

Election of Officers: Richard Hodge made a motion to reappoint Jeffrey Herpel, Chair, and Willard Kirchgessner, Vice Chair, for another two-year term. Jeffrey Brooks seconded the motion and carried; all voting aye.

Old Business:

- **Approval of the Minutes:**
After review of the minutes of the December 17, 2024, meeting, Mr. Herpel made a motion to accept the minutes as written. Mr. Hodge seconded. The motion carried.
- **Club Street Project (Phase I) Site Plan Review Public Hearing:** Cell phone contact was made with Ben Gladstone and Greg Weykamp of Edgewater Resources LLC to answer any questions concerning the proposed project. The Chair shared that the Board received a letter of support of the project in early January from Village resident, Robert Russell. The Chair asked the Board if they had received any comments from the public or if they wanted to make any further comments on the project. There were none. He asked those in attendance if they had any further comments on the project. *Butch Cullen*, shared that all the tenants at Angler's Lodge, which is in close proximity to the project, are in favor of the project.

With no further comments, the public hearing was closed at 7:18 p.m.

The following Resolution was read by the secretary:

WHEREAS the Planning Board of the Village of Cape Vincent (the Board) is reviewing an application dated November 21, 2024, submitted by the Town of Cape Vincent (the Owner) and Edgewater Resources (the Applicant), for approval of a Site Plan Review of Phase I to convert existing waterfront properties into a public waterfront park and marina at 361-379 Club Street, Tax Map #s 39.81-1-64.1, 64.2, 65.1, and part of 65.2.

WHEREAS the Town of Cape Vincent Town Board, as lead agency, has complied with the requirements of the New York State Environmental Quality Review Act and the regulations

thereunder and declared this action to be an “unlisted” action and issued a negative declaration and signed by Paul Aubertine, Town Supervisor, on October 17, 2024, and

WHEREAS a public hearing was held on December 17, 2024, and continued on January 21, 2025 at which time several comments were expressed.

NOW, THEREFORE, BE IT RESOLVED THAT,

1. The application and implementation of the application submitted by the Owner and Applicant has no significant adverse effect on the public health, safety, welfare, comfort, and convenience of the public in general and residents of the immediate surrounding area.
2. The application submitted by the Owner and Applicant addresses all of the required and applicable items set forth in the Village of Cape Vincent Zoning Law.
3. The Clerk of the Village of Cape Vincent is hereby directed to file this Resolution, in the main office of the Village of Cape Vincent in a file that will be readily accessible to the public.

The Resolution was offered by Mr. Kirchgessner and seconded by Mr. Herpel; all voting aye.

Mr. Weykamp, Mr. Gladstone, and Dan Wiley, Town Council Member, thanked the board for their work and efforts with the Site Plan Review of Phase I.

New Business: No new business.

Communication(s): Board members received a flyer from the NYS Tug Hill Commission on the 2025 Local Government Conference to be held at Turning Stone, Verona, NY, on April 1, 2025. The Chair asked board members to contact the Village Clerk if they wanted to attend.

Items for Information/Discussion: No further contact from a village resident regarding his incomplete SPR application to install a six-foot fence on his property.

Privilege of the Floor: *Butch Cullen* asked if the board knew what was involved in Phase II of the Club Street Project besides dockage.

Next Meeting: Tuesday, February 18, 2025, at 7 p.m., Community Room at the Village Office.

Adjournment: At 7:25 p.m. with no further business, the Vice Chair made a motion to adjourn. Mr. Brooks seconded and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Planning Board Secretary