

Town of Cape Vincent Planning Board

March 14 , 2018

The regular meeting of the Town of Cape Vincent Planning Board was held on March 14, 2018, at Recreation Park. The Chair opened the meeting at 7 p.m. with the Pledge of Allegiance.

Board Members Present: Robert Martin, Chair
Richard Macsherry
Frank Gianquinto
Paul Docteur
Harvey White
Bill DeSouza

Board Members Absent: Karen Bourcy

There was 1 visitor.

Privilege of the Floor: None

Approval of Minutes: Board members on a motion by Mr. Macsherry and seconded by Mr. Docteur approved the minutes as written of the February 14, 2018 meeting; all voting aye with the following changes: Change Bob Ewell to Bob Ewing and at add -approve application with the contingencies.

Old Business: Justin Vrooman-Major Sub-Division on 18 acres

Mr. Vrooman verbally approached Mr. Martin with no paperwork nor application. After map was submitted, it was discovered that this proposed sub- division is within village jurisdiction.

New Business: Wood Farms, LLC Minor Sub-Division

Wood Farms LLC submitted an application for a minor sub-division to divide a 158.50 acre lot into 7 proposed lots located on Huff Road in Cape Vincent, NY, Tax Map# 49.00-1-46.1.

The lots would be composed of the following acreage: Lot #1 of 10.9 acres, more or less; Lot #2 of 9.9 acres, more or less; Lot #3 of 8.1 acres more or less; Lot #4 of 7.8 acres, more or less; Lot #5 of 7.2 acres, more or less; Lot #6 of 6.5 acres, more or less; and Lot #7 of 8.31 acres more or less. The application was discussed. Mr. Docteur inquired if the proposed lots affect the spawning bed that the DEC put in in Kents Creek. Mr. Lyle Wood stated it was not on the property. The Agricultural Data Statement was reviewed. The Chair read from the Zoning Law to clarify questions. It was found that there were no operating farm within 500 ft., therefore there are no requirements for notification for the Agricultural Data Statement.

After discussion, the project description was changed from 7 to 8 lots with Lot #8 being the remainder of the land that is not for sale. Therefore, there will be no survey bill for Lot #8. The

Application, Agricultural Data Statement, and Short Environmental Assessment Form was changed from 7 to 8 lots and initialed by both the Chair and Mr. Lyle Wood. Mr. Wood will submit the Survey Map Affidavit to the Town Office. The application was accepted and a Public Hearing has been scheduled for April 11, 2018.

Election of Officers:

Mr. Macsherry made a motion to nominate Mr. Martin as Chair. Mr. Martin accepted the nomination. The motion was approved with all voting aye.

Mr. Martin made a motion to nominate Mr. Macsherry as Vice Chair. Mr. Macsherry accepted the nomination. The motion was approved with all voting aye.

Zoning Law Work Session (Zoning Law Review)

Next meeting scheduled for Wednesday, March 21, 2018 at 7 p.m. at Recreation Park.

The Chair clarified that the Town Board will vote on the Zoning Laws once complete, not in sections. The Chair will bring to the meeting a copy of the completed changes as of date. He will ask for the Chair of the Zoning Board, Mr. Hludzenski, to join the meeting with possible proposed changes. The Chair asked the board members to review sections 6.5 through and including section 7.14. Mr. Docteur offered to start reviewing WECS due to its complexity.

Miscellaneous:

The Chair will provide all board members with required materials such as the Comprehensive Plan, Site Plan Review, and Sub-Division Law. The Chair also handed out to board members copies of the Town Law, Fee Schedule and Applications, and SEQR. The Chair wants to set up a training course on the SEQR for the Planning, Zoning, and Town Boards. The Chair reminded the board of the upcoming Tug Hill Training. The Chair asked a duty of the secretary to find a backup if she was unable to attend a meeting.

Next Meeting: The Planning Board will meet on Wednesday, April 11, 2018 at 7 p.m. at Recreation Park. Public Hearing for Wood Farms LLC is scheduled. Mr. Gianquinto will be excused.

Meeting Adjourned: At 7:55 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Macsherry made the motion. Mr. Gianquinto seconded; all voting aye.

Respectfully submitted,

Sharon A. Turner
Planning Board Secretary

