

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, April 10, 2019, 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
Bill DeSouza
Karen Bourcy
Harvey White

Other:

There were 7 visitors.

Privilege of the Floor: None

Approval of Minutes:

Board members on a motion by Mr. Macsherry and seconded by Mr. Docteur approved as written the minutes of the March 13, 2019 meeting.

Old Business: Michael Nebbia- Minor Subdivision Application

Mr. Robert Busler, surveyor from LaFave, White, and McGivern, spoke in conjunction with Mr. Nebbia. Mr. Nebbia submitted an application for a minor sub-division to divide a 45.84-acre lot into 7 proposed lots located at 27678 Lisa Dr., Cape Vincent, NY, Tax map #59.06-1-16.111. The Chair made the following corrections on the application: the number of lots was changed to 8 since Mr. Nebbia is keeping one lot for himself, Melanie Curley was added to the Agricultural Data Statement, Appendix B was also changed to 8 lots. Mr. Busler presented a survey map and aerial view to the Board. After a discussion, the chair asked for a motion to accept the application. Mr. Macsherry made a motion to accept the application. Mr. Docteur seconded the motion. All approved, Aye. A Public Hearing has been set for Wednesday, May 8, 2019 at 7 pm.

Robert Luciano Minor Subdivision Public Hearing

The Chair opened the Public Hearing at 7:25 pm. Mr. Teri Glazer spoke on behalf of himself and fellow neighbors. He feels that it would not be wise to make 1 acre lots so close to the water. The Chair looked up the zoning laws and 1 acre lots are permitted in agricultural recreational zoning. The Chair asked for a motion to vote on the application. Mr. Macsherry made a motion, seconded by Mr. White to approve the application and that the proposed action will not result in any significant adverse environmental impacts. All Approved, Aye.

Alvin Boss Lot-Line Adjustment and Minor Subdivision Applications

Mr. Robert Busler spoke on behalf of Mr. Boss and Mr. Richard Healy. Mr. Boss submitted an application to the ZBA for a variance and it was determined that a variance was not needed, therefore, Mr. Boss submitted a Lot-Line Adjustment Application at 2616 Humphrey Rd., Cape Vincent, NY, Tax Map #59.08-1-2. Mr. Boss would like to merge the portion of tax parcel 59.08-1-2 located north of Humphrey Rd. with tax parcel 59.08-1-66.

Mr. Boss and Mr. Healy submitted a second Lot-Line Adjustment at 2616 Humphrey Rd., Cape Vincent, NY, Tax Map # 59.08-1-2. Mr. Boss would like to merge the portion of tax parcel 59.08-1-2 located south of Humphrey Rd. with tax parcel 59.08-1-1. The Chair asked for a motion to approve the two Lot-Line Adjustments. Mr. Macsherry made a motion to approve the applications. Mr. Docteur seconded the motion. All approved, Aye.

New Business: Randolph Sierens Minor Subdivision Application

Mr. Busler spoke on behalf of Mr. Sierens. Mr. Sierens submitted an application for a minor subdivision to divide 24.6 acres into two lots located at 28001 Fox Creek Road, Cape Vincent, NY, Tax Map #50.00-1-67. A portion of the tax parcel is located in Lyme. There is no approval process with Lyme to subdivide the property. The survey map requires both municipalities to sign the map in order to and file with the county. A portion of the tax parcel from Lyme will be transferred to the Cape Vincent parcel. Mr. Macsherry made a motion to accept the application. Mr. DeSouza seconded the motion. All approved, Aye. A Public Hearing has been set for Wednesday, May 8, 2019 at 7 pm.

Training: A training on site plan and subdivision review will be held on April 22, 2019 from 6:30-8:30 pm at JCC.

Zoning law work session will be held on Wednesday, April 17, 2019 at 7 pm. Karen Bourcy will be excused.

Next Meeting: The Planning Board will meet on Wednesday, May 8, 2019 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 8:17 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Macsherry made the motion. Mr. DeSouza seconded; all voting aye.

Respectfully submitted,

Sharon A. Turner
Planning Board Secretary