

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, February 10, 2021, 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-Vice-Chair

Harvey White

Dr. Frank Giaquinto

Bill DeSouza

Board Members Excused: Karen Bourcy- alternate

There were 5 visitors

Privilege of the Floor: None

Approval of Minutes:

Board members on a motion by Mr. Macsherry and seconded by Dr. Giaquinto approved as written minutes of the January 13 and 27, 2021 meetings.

**Old Business: Rosalyn Goutremont Minor Subdivision Public Hearing
(Tax Map# 50.00-1-43.1 and 40)**

The Chair opened the Public Hearing at 7:03 pm. Mr. Rob Busler, who is representing Mrs. Goutremont, reviewed the application with the Board. There are no changes from the last meeting. February 18, 2021 is the Planning Board meeting in the Town of Lyme for approval of the subdivision. The Public Hearing was closed at 7:08 pm. The Chair asked the Board for questions and/or comments. There were none. The Chair and the Board completed Part 2 SEQR and determined that the proposed action will not result in any significant adverse environmental impacts. Mr. Macsherry made a motion to approve the application. Mr. White seconded the motion. All approved by all voting aye.

Rosalyn Goutremont Lot-Line Adjustment Application (Tax Map# 50.00-1-43.1, 40, and 43.3.) Mrs. Goutremont, represented by Robert Busler, submitted an application for 2 lot-line adjustments between Rosalyn and Richard Goutremont in order to reconfigure and subdivide tax parcels 50.00-1-43.1, 40, and 43.3. After a discussion with the Board, the Chair asked for a motion to accept and approve the applications. Mr. DeSouza made a motion to accept and approve the applications. Dr. Giaquinto seconded the motion. All approved, aye.

Mr. Busler paid the fees for the minor subdivision and 2 lot-line adjustments of \$300 with check # 001503.

Michael Nebbia Minor Subdivision Public Hearing (Tax Map# 59.11-1-25.111)

The Chair opened the Public Hearing at 7:18 pm. Mr. Rob Busler, who is representing Mr. Nebbia, reviewed the application with the Board. Mr. Brad White asked what the purpose of the subdivision was. It was explained that due to the original subdivision not being filed with the

county in 1989, this completes the process for Mr. Nebbia so he would be able to build on the lot he is retaining in the future. Mrs. Tina Bell was concerned with the right of way on another adjoining lot. Mr. Nebbia explained that the parcel where the right of way is has been sold and is not part of this subdivision. The Public Hearing was closed at 7:38 pm. The Chair asked the Board for questions and/or comments. There were none. The Chair and the Board completed Part 2 SEQR and determined that the proposed action will not result in any significant adverse environmental impacts. Mr. Macsherry made a motion to approve the application. Mr. DeSouza seconded the motion. All approved by all voting aye.

New Business: Schmeer Family Trust Minor Subdivision Application (Tax Max# 49.18-1-24.111) Mr. Mark Schmeer, Trustee for the Schmeer Family Trust, who is represented by Patsy A. Storino, submitted an application for a minor subdivision to divide a 217.11-acre lot into 2 lots of 4.878-acres and 212.232-acres located at Fuller Bay Drive, Cape Vincent, NY 13618 (tax map# 49.18-1-24.111). The family will retain the 4.878-acres. Fuller Bay Drive is in the name of Arlene Schmeer. Mr. Storino will obtain in writing from Larry Rogers at Jefferson County that the map provided by Mr. Storino is able to be filed since it only shows part of the 217.11-acre lot. After a discussion with the Board, the Chair asked for a motion to accept the application. 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, March 10, 2021 at 7 pm at Recreation Park, Cape Vincent.

Zoning Laws: The Chair received a call from Michelle Bouchard at the Town Office that neighbors are concerned with safety issues concerning an abandoned house that recently caught on fire on the corner of Valley and Humphrey Roads. The Board has been asked to add in an amendment to the Zoning Laws regarding abandoned structures. The Town Attorney stated that we do not have this domain covered in the current Zoning Laws. The Chair has retained a copy from the Town of Watertown of their Zoning Laws which covers abandoned structures. The Chair and Mr. Macsherry will bring a draft to the next meeting.

Next Meeting:

The Planning Board will hold its next regular meeting on Wednesday, March 10, 2021 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 8:28 p.m. with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Macsherry made the motion. Mr. White seconded; all voting aye.

Respectfully submitted,

Sharon A. Nebbia
Planning Board Secretary

