

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, March 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 Bill DeSouza
Harvey White Dr. Frank Giaquinto

Board Members Excused: Richard Macsherry-Vice-Chair
Karen Bourcy- alternate

There were 7 visitors

Privilege of the Floor: None

Approval of Minutes:

Board members on a motion by Mr. White and seconded by Dr. Giaquinto approved as written minutes of the February 10, 2021 meetings.

Old Business: Schmeer Family Trust Minor Subdivision Application (Tax Max# 49.18-1-24.111)

The Chair opened the Public Hearing at 7:02 pm. The Secretary read a letter from Mr. Gary Brown, which is attached to these minutes, in opposition to the proposed subdivision due to the road condition. Mr. Robert Bastable also commented on the condition the road. He also stated that he is responsible for maintenance of his portion of the road. Dr. Giaquinto inquired as to future plans with the subdivided portion if approved. Mr. Storino stated that the future plan is to divide the portion into four lots in hopes that people across the road will buy the lots. The road is owned by the Arlene Schmeer Trust, not the Schmeer Family Trust. Mr. Bastable was inquiring as to takes care of the road. When the road is damage, those who do the damage repair it. He is concerned with the flooding of the road. The Chair commented that no member of the Schmeer family live in the area. He suggested that Mr. Bastable contact the town Office and obtain the name of one of the Schmeer's to contact. Mr. Storino stated that he can relay the message to Mark, whom he is representing, with the concerns regarding the road. The town is not legally obligated to maintain the road since it is a private road. Dr. Giaquinto would like to see the issue with the road resolved. The Public Hearing was closed at 7:20 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. DeSouza made a motion to approve the application. Mr. White seconded the motion. The application was approved with 3 ayes, 1 nay.

TDS Telecom Site Plan Review Application Re-Submission (Tax Map# 40.06-1-14.8) With an approved variance from the ZBA, TDS has resubmitted their site plan review application.

After a discussion with the Board, the Chair asked for a motion to accept the application. Mr. DeSouza made a motion to accept the application. Mr. White seconded the motion. All approved, aye. A Public Hearing has been set for Wednesday, April 14, 2021 at 7 pm at Recreation Park, Cape Vincent.

New Business: Brenda Aubertine Minor Subdivision Application (Tax Max# 30.00-1-21.1)

Mrs. Aubertine, who is represented by Robert Busler, submitted an application for a minor subdivision to divide a 108.6-acre lot into 2 lots of 2-acres and 106.6-acres located at 36165 Pelo Road, Cape Vincent, NY 13618 (tax map# 30.00-1-21.1). The family will retain the 106.6-acres and sell the 2-acres. After a discussion with the Board, the Chair asked for a motion to accept the application. Mr. White made a motion to accept the application. Dr. Giaquinto seconded the motion. All approved, aye. Mr. Busler asked for a special meeting, therefore a Public Hearing has been set for Wednesday, March 24, 2021 at 7 pm at Recreation Park, Cape Vincent. Mr. Busler is aware of the fee for the special meeting.

Craig McGraw Minor Subdivision Pre-Submission: Mr. McGraw would like to subdivide 1.5 acres from his 4-acres of land. William Dorr surveyed the land in July 2020. Questions that he had were answered by the Board and he has any more questions to contact the Town Clerk at the Town Office.

Zoning Laws: In February's meeting, the Board was 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. Since February's meeting, the Chair has discovered that this needs to be put into the Code Enforcement which the Town of Cape Vincent does not have. Therefore, the ZEO, through his position with the County, has tagged the structure on the corner of Humphrey and Valley Roads as unsafe. At this time, this matter is out of the hands of the Planning Board.

Other: Personnel issue of the Board.

Next Meeting:

The Planning Board will hold a Special Meeting on Wednesday, March 24, 2021 at 7 p.m.

The Planning Board will hold its next regular meeting on Wednesday, April 14, 2021 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 8:13 p.m. with no further business, the Chair asked for a motion for the meeting to be adjourned. Dr. Giaquinto made the motion. Mr. White seconded; all voting aye.

Respectfully submitted,

Sharon A. Nebbia
Planning Board Secretary