

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, July 14, 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
Karen Bourcy- alternate	Bill DeSouza

There were 15 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 the minutes of the June 9, 2021 meeting with the correction of Weir to LaPlante.

**Old Business:**

**Schmeer Family Trust Minor Subdivision Application Public Hearing  
(Tax Map #: 49.18-1-24.111)**

The Chair opened the Public Hearing at 7:05. Mr. Patsy Storino was not present as the Schmeer representative. The Chair asked the Fuller Bay Dr. residents if they have heard anything regarding the repair of the road. The answer was that they have not. The Chair also asked the residents if they have read their deeds in regards to the road. Mr. Gary Brown stated that he has. Rosanne Wier asked for clarification from last meeting if the Schmeer's were to get a quote to repair both sides of the road which is the area of concern. The residents of Fuller Bay Road have permanent easements for use of the road. Mr. Macsherry inquired if there has been discussion among the residents in regards to forming an association. Gary Brown reiterated that when Bud Schmeer owned the road and when it was this bad, Bud paid for and repaired the road on his own. Mr. Macsherry had a discussion with the Town Attorney, Joe Russell, yesterday who informed Mr. Macsherry that if the residents feel that the road is a safety hazard, the Planning Board can assist in negotiation. Mr. Macsherry also had a discussion with Mr. Patsy Storino yesterday who obtained a quote of \$14,000 to repair the road. He also informed Mr. Macsherry that the family wants to sell all the remaining property. Mr. Macsherry again suggested to the residents of Fuller Bay Road to obtain an attorney to form an association and discuss options. The Chair informed the residents that whether the subdivision was approved or not, there is not much that the Town can do about the current condition of the road. The Schmeer's have a right to sell the remaining property. Initially it was Bud Schmeer's plan to expand the road. The Chair closed the Public Hearing at 7:22 pm. The Chair and the Board completed Part 2 SEQR

and determined that the proposed action will result in significant adverse environmental impacts. Dr. Giaquinto made a motion to deny and not approve the application. Mr. DeSouza seconded the motion. The application was denied and the minor subdivision was not approved 6-0.

### **Paul & Elaine Mason Minor Subdivision Application Public Hearing**

**(Tax map #: 30.09-1-83.1):**

The Chair opened the Public Hearing at 7:36 pm. Dr. Santo DiFino inquired as to the details of the subdivision. Mr. Rob Busler showed him the map and explained the subdivision. The Public Hearing was closed at 7:40 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. Dr. Giaquinto seconded the motion. The application was approved 6-0.

### **Terrance Falzano Minor Subdivision Application Public Hearing**

**(Tax Map #: 49.00-1-47.83):**

The Chair opened the Public Hearing at 7:47pm. With no comments and/or questions, the Chair closed the Public Hearing at 7:48 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. White made a motion to approve the application. Mr. DeSouza seconded the motion. The application was approved 6-0.

### **Mud Bay RV Park and Motel Site Plan Application Public Hearing**

**(Tax map #:59.08-1-63.53):**

The Chair opened the Public Hearing at 7:55 pm. Larry Andre, who owns property on Galen Lane, the right of way, inquired on the two new roads and the pumping station. The Chair stated that those items would depend on the Health Department. He is concerned over traffic on the corner of Bates Road and Valley Road. Ron Paratore, who owns property on the corner of Bates Road and Valley Road, is also concerned over increased traffic and noise level concerns with new transient sites. Richard O'Hara answered questions asked by Ron Paratore. The Secretary read a letter submitted by David and Lisa Rowe which is attached to these minutes. Richard O'Hara acknowledged that even though there will be more traffic on the right of way, he will continue to maintain as he currently does. The Chair closed the Public Hearing at 8:05 pm. The Chair asked the Board for questions and/or comments. Dr. Giaquinto inquired about the sewer and water for the new sites. Richard O'Hara explained that he will go through the State for the sewer and the Town for the water. The Chair and the Board completed Part 2 SEQR and determined that the proposed action will not result in any significant adverse environmental impacts. Dr. Giaquinto made a motion to approve the Site Plan. Mr. DeSouza seconded the motion. The application was approved 6-0.

**New Business:**

**Sharon Johnson Minor Subdivision Application (Tax Map#: 30.18-1-19)**

Ms. Sharon Johnson, who is represented by Thomas Storino, submitted an application for a minor subdivision to divide 4.37-acres into 2 lots of 0.78-acres and 3.58-acres at 35190 County Route 4, Cape Vincent, NY 13618. After reviewing the application further, Mr. Macsherry made a motion to accept the application. Dr. Giaquinto seconded the motion. All approved, aye. A Public Hearing has been set for August 11, 2021 at 7 pm at Recreation Park in Cape Vincent, NY 13618.

**Jeffrey Shorkey Minor Subdivision Application (Tax Map#: 40.09-1-48)**

Mr. Jeffrey Shorkey, who is represented by Rob Busler, submitted an application for a minor subdivision to divide a 3.29-acre lot into 2 lots of 1-acre and 2.29-acres at 33728 NYS Route 12E, Cape Vincent, NY 13618. After reviewing the application further, Mr. Macsherry made a motion to accept the application. Mr. White seconded the motion. All approved, aye. A Public Hearing has been set for August 11, 2021 at 7 pm at Recreation Park in Cape Vincent, NY 13618.

**Next Meeting:**

The Planning Board will hold its next regular meeting on Wednesday, August 11, 2021 at 7 p.m. at Recreation Park.

**Meeting Adjourned:** At 8:22 p.m. with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. White made the motion. Mr. Macsherry seconded; all voting aye.

Respectfully submitted,

Sharon A. Nebbia  
Planning Board Secretary