

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, March 8, 2023, at Recreation Park. The Chair opened the meeting at 7 p.m. with the Pledge of Allegiance.

**Board Members Present:**

Dr. Frank Giaquinto- Chair     Harvey White- Vice-Chair  
Ed Ponto                                 Noel Benvouloir

**Board Members Absent:** Karen Bourcy- alternate

There were 6 visitors

**Privilege of the Floor:** None

**Approval of Minutes:**

Board members on a motion by Mr. Bonvouloir and seconded by Mr. Ponto approved the minutes of the February 8, 2023 meeting.

**Old Business:**

**Edward Albro Minor Subdivision Application Public Hearing (Tax Map #: 59.08-1-19.12)**

The Chair opened the Public Hearing at 7:01pm. Mr. Albro presented to the Board the approved variance from the ZBA. With no other comments, the Public Hearing was closed at 7:02pm. The Chair asked the Board for questions and/or comments. 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. Ponto seconded the motion. The application was approved with a unanimous vote.

**Wood Farms, LLC Minor Subdivision Application Public Hearing (Tax Map#: 39.20-1-2.5)**

The Chair opened the Public Hearing at 7:012pm. Michelle Carlton asked for clarification of the proposed minor subdivision. She looked at the map provided and Mr. Lyle Wood answered her questions. With no other comments, the Public Hearing was closed at 7:14pm. The Chair asked the Board for questions and/or comments. 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. Ponto seconded the motion. The application was approved with a unanimous vote.

**New Business: Caroline Knecht Minor Subdivision Application (Tax Map#: 40.25-1-63.1)**

Ms. Knecht submitted an application requesting approval for a minor subdivision at 6059 Gosier Road in Cape Vincent (Tax Map#: 40.25-1-63.1). The applicant is proposing to divide a 38.84-acre lot into 5 lots of 1.09-acres, 1.05-acres, 10.24-acres, 3.99-acres, and 22.47-acres. The Board reviewed the application and Mr. Bonvouloir made a motion to accept the application. Mr. Ponto seconded the motion and it carried, unanimously. A Public Hearing has been set for Wednesday, April 12 at 7:00 pm at Recreation Park in Cape Vincent.

**Mark McCarthy Minor Subdivision Application (Tax Map#: 50.00-1-7.1)**

This application has been tabled due to non-representation at the meeting.

**Gregory and Jennifer Calhoun Site Plan Review Application (Tax Map#: 41.00-1-22 and 41.00-1-39.2)**

Mr. & Mrs. Calhoun presented to the Board an application for Site Plan Review at 33596 County Route 4, Clayton, NY (Tax Map#: 41.00-1-22 and 41.00-1-39.2). Mr. and Mrs. Calhoun would like approval to turn their horse barn into “Absolute Breeze Stables Event Center” to hold events such as weddings and company functions. The Board reviewed the provided application and site plan maps. The Board and the Calhouns discussed items such sewage, water, parking, and health department regulations. The Board accepted the application under the conditions that the Board is provided with a Certification for sewage and potable water on or at the Public Hearing which will be held on April 12, 2023 at 7:00 pm at Recreation Park in Cape Vincent.

**Other:** The Chair would like to make a presentation to the Town Board that would eliminate the need for public hearings and completion of the SEQR for compliant minor subdivisions due to the fact that the public hearing was held when the Town Board passed the Zoning Law.

**Next Meeting:** The Planning Board will hold its next regular meeting on Wednesday, April 12, 2023 at 7 p.m. at Recreation Park.

**Meeting Adjourned:** At 8:00 p.m. with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Ponto made the motion. Mr. Bonvouloir seconded; all voting aye.

Respectfully submitted,

Sharon A. Nebbia  
Planning Board Secretary