

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, January 12, 2022, at Recreation Park. The Chair opened the meeting at 7 p.m. with the Pledge of Allegiance.

**Board Members Present:**

Richard Macsherry- Chair      Robert Martin Vice-Chair  
Harvey White                      Dr. Frank Giaquinto  
Bill DeSouza

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

There were 5 visitors

**Other:** As of January 1, 2022, Richard Macsherry has assumed the position as the Planning Board Chair and Robert Martin as the Planning Board Vice-Chair

**Privilege of the Floor:** none

**Approval of Minutes:**

Board members on a motion by Mr. White and seconded by Mr. Martin approved as written the minutes of the December 8, 2021 meeting.

**Old Business: Joe and Aileen Martin Minor Sub-division Application Public Hearing (Tax Map #: 41.00-1-25.1)**

The Chair opened the Public Hearing at 7:03 pm. With no comments from the public, the Public Hearing was closed at 7:04 pm. The Chair asked the Board for questions and/or comments. The Board has received the letter of intent to sell the property and a copy of the receipt of deposit from Mr. Garnsery. Dr. Giaquinto is not in agreement. He stated that by allowing the subdivision, the Board may be setting a precedent if Mr. Bob Garnsey does not obtain the lot line shift. If Mr. Garnsey were to sell the unconformed lot separately, the Town would have to litigate. The Martin's reiterated that this was a very low risk as the sole purpose of the subdivision is to get the water source on one property. Mr. Garnsey is in the process of putting the property in his name. 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. Martin made a motion to approve the application with the stipulation that the lot-line adjustment and all required paperwork needs to be completed and filed with the county by July 1, 2022. Mr. White seconded the motion. The application was approved with a unanimous vote.

**David Docteur- Lot-line Adjustment/ Minor Subdivision Application**

This application has been postponed due to Mr. Docteur having surgery.

**New Business:**

**Thomas and Tammy Adams- Minor Subdivision Application (Tax Map#: 41.00-1-49)**

Mr. & Mrs. Adams submitted a minor subdivision application requesting approval for a minor subdivision at 9780 Cemetery Road, Clayton, NY 13624 (Tax Map#: 41.00-1-49). The applicant is proposing to divide a 62.3-acre lot into 2 lots of 1.01-acres and 61.29-acres. Mr. & Mrs. Adams plan on giving the lot to their daughter. Mr. Martin made a motion to accept the application. Mr. White seconded the motion. All approved, aye. A Public Hearing has been set for Wednesday, February 9, 2022 at 7 pm at Recreation Park, Cape Vincent, NY.

**Bill and Lori May- Site Plan Review Application**

Mr. and Mrs. May presented to the Board an email correspondence with the DEC giving them permission for the chicken coop, an email from their neighbor Victoria Pritty-Pitcher, and a letter from Mrs. May's doctor stating that the poultry should be considered therapeutic due to MRs. May's anxiety. Mrs. May also apologized for the behavior of her neighbor at December's meeting. Mr. & Mrs. May also stated that Mr. Sliwinski from the DEC has visited their property and is aware that the property is on wetlands. The May's have been told that they can mow and cut the cattails but are not allowed to dig them up. The chicken coop is located where the cattails are. The May's also reiterated that there will be no expansion and the chicken coop and poultry are for personal and therapy use only. The Chair stated that he needs to discuss the situation with the ZBA Chair to determine if a variance is required. The Chair will connect with the May's by the following Wednesday, January 19, 2022.

**Training:** The Board received a packet with information regarding the 31st Annual Local Government Conference from the NYS Tug Hill Commission at Turning Stone Event Center on Tuesday, April 19, 2022. Contact Michelle Bouchard to register.

**Next Meeting:**

The Planning Board will hold its next regular meeting on Wednesday, February 9, 2022 at 7 p.m. at Recreation Park.

**Meeting Adjourned:** At 8:08 p.m. with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Martin made the motion. Mr. DeSouza seconded; all voting aye.

Respectfully submitted,

Sharon A. Nebbia  
Planning Board Secretary