

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, March 9, 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                      Ed Ponto- alternate

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

There were 9 visitors

**Privilege of the Floor:** None

The Chair introduced and welcomed Mr. Ed Ponto who has been appointed by the Town Board as an alternate member of the Planning Board for a two year term which will expire on December 31, 2024.

**Approval of Minutes:**

Board members on a motion by Mr. Martin and seconded by Dr. Giaquinto the minutes of the February 9, 2022 meeting.

**Old Business:**

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

**(Tax Map# 39.20-1-3.1)** The Chair opened the Public Hearing at 7:03pm. The Board reviewed the updated survey map provided by Mr. Docteur. Mr. Lyle brought to the attention of the Board that according to the Jefferson County Tax Map the parcel 39.20-1-3.1 is listed as being 2.9-acres as opposed to the 16.88-acres listed on the survey map provided by Mr. Docteur. There was also a conversation regarding the required 100 feet for the road frontage and right-of-way. The Chair reiterated that the main portion of the property is behind the cemetery and that the right-of-way is 50 feet which is in compliance with the Town Subdivision Laws. Mr. Wood stated that Mr. Bob Slide, his attorney, said that due to the Jefferson County Tax Map listing the property as 2.9-acres is a procedural error and therefore it cannot be approved at this time. Mr. Wood provided the Board with a printout verifying his claim which is attached to these minutes. The Chair stated that he will contact Jefferson County in regards to this matter. Mr. Martin made a motion to table the Public Hearing until next month due to the discrepancy between the survey map and Jefferson County. Mr. White seconded the motion. All approved, aye. The Public Hearing was tabled at 7:16 pm.

**Thomas and Tammy Adams- Minor Subdivision Application Public Hearing (Tax Map#:**

**41.00-1-49)** The Chair opened the Public Hearing at 7:17pm. With no comments from the

public, the Public Hearing was closed at 7:18 pm. The Chair asked the Board for questions and/or comments. With no 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. Dr. Giaquinto seconded the motion. All approved, Aye.

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

The Chair reopened the discussion of Mr. and Mrs. May's Site Plan Application. Mr. and Mrs. May provided an updated SEQR and survey map as well as a letter describing the coop enclosure and fenced-in run. Mr. and Mrs. May provided the Board a zoning permit for the chicken coop issued by Mr. Higgins, the Town of Cape Vincent ZEO. Mr. White made a motion to accept the Site Plan Review Application. Dr. Giaquinto seconded the motion. All approved, aye. A Public Hearing has been set for Wednesday, April 13 at 7:00 pm at Recreation Park, Cape Vincent, NY.

#### **Bob Garnsey- Lot-Line Adjustment Pre-Conference**

The Board held a pre-conference meeting with Mr. Garnsey regarding a lot-line adjustment. Mr. Garnsey stated that he has purchased the property from Mr. and Mrs. Joe Martin. He is still waiting for his property to be transferred into his name from his mother's. It is currently in the lawyer's hands. He was reminded by the Board that the lot-line adjustment is to be completed by July 1, 2022.

#### **Randy Lawrence- Subdivision Application (Tax Max #: 50.00-1-5.1)**

Mr. Lawrence submitted a minor subdivision application requesting approval for a minor subdivision at County Route 4 and Hell St in Cape Vincent. The applicant, who is represented by Mr. Marty Mason, is proposing to divide a 112 +/-acre lot into 2 lots of 106.65 +/-acres and 5.35 +/-acres. Mr. Mason presented the Board with the application and survey map. After reviewing the application, Mr. Martin made a motion to accept the application. Mr. DeSouza seconded the application. All approved, aye. A Public Hearing has been set for Wednesday, April 13 at 7:00 pm at Recreation Park, Cape Vincent, NY

**Next Meeting:** The Planning Board will hold its next regular meeting on Wednesday, April 13, 2022 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. White made the motion. Dr. Giaquinto seconded; all voting aye.

Respectfully submitted,

Sharon A. Nebbia      Planning Board Secretary