

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, May 12, 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

**Board Members Excuse:** Karen Bourcy- alternate  
Bill DeSouza

There were 7 visitors

**Privilege of the Floor:** None

**Approval of Minutes:**

Board members on a motion by Mr. Macsherry and seconded by Mr. White approved as written minutes of the April 14, 2021 meetings.

**Old Business: Brenda Aubertine Minor Subdivision Public Hearing Continued (Tax Map# 30.00-1-21.1)**

Mr. Rob Busler spoke with Travis Deanery, who is the purchaser of the new parcel, today who has met with the Highway Superintendent, Bill Pond. He informed Mr. Busler that the lot will remain as originally planned and has not changed. The Chair reopened the Public Hearing at 7:05 pm. There were no comments or questions from the public. Mr. Busler revised the maps to include the proposed unrecorded easement that was granted to the town and signed by Vince and Brenda Aubertine. Mr. Macsherry has reservations as he feels that the lot should have been moved to accommodate a new culvert pipe. There concern on the Board is for the new owner to use the unrecorded easement option. The Chair closed the Public Hearing at 7:29 pm. 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. Mr. White seconded the motion. The application was approved with a 3-1 vote. Mr. Macsherry will draft a letter to Travis Deanery and Bill Pond with the concerns of the Board.

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

The Schmeer Family Trust, who is represented by Mr. Patsy Storino, re-submitted an application for a minor subdivision to divide a 4.878-acre lot into 4 lots of 1.447-acres, 1.450-acres, 1.820-acres and 1.789-acres located at Fuller Bay Drive, Cape Vincent, NY 13618. This lot is a newly created lot from minor subdivision that was approved in March 2021. Mr. Storino revised the map by making the Right of Way in compliance with the Subdivision and Zoning Laws and

increasing the depths of the lots. Mark Schmeer, Trustee, is contracting with Mr. Steve Hall to repair the road. The Schmeer family will contribute a proportionate amount. Mr. Bob Bastable is the contact with Mr. Steve Hall. According to Mr. Storino, the new 50-foot right of way combined with the Aline Schmeer Trust will continued to be known as Fuller Bay Dr. Mr. Jim O LaPlante, resident of Fuller Bay Drive, presented a letter, which was signed by neighboring residents, to the Board with concerns with the access road owned by the Schmeer Family Trust. The residents are opposed to the approval of new lots unless the existing road is repaired as it is at many times inaccessible for vehicles including construction and emergency. Barbara Brown asked if the Board will take into consideration the safety issue of the road. 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 June 9, 2021 at 7 pm at Recreation Park in Cape Vincent, NY 13618.

**New Business: Terrance Falzano Minor Subdivision Application (Tax Map #: 49.00-1-47.83)**

Mr. Terrance Falzano, who is represented by Mr. Rob Busler, submitted an application for a minor subdivision to divide a 42.60-acre lot into 2 lots of 10-acres and 32.60-acres on Huff Road, Cape Vincent, NY 13618. The proposed new lot does not meet the 5:1 ratio requirement of the Subdivision Laws. The Application was denied and the applicant was referred to the ZBA for a Variance request.

**Raymond Benjamin:** Mr. Benjamin has a previously approved minor subdivision from June 10, 2020. Due to the Covid-19 restrictions, he was unable to file the subdivision with the county within the required 60 days. According to the Subdivision Laws, a new application needs to be resubmitted with the required fee.

**Mud Bay RV Park and Motel Site Plan Application Pre-Conference:** The owners would like to expand the RV park. The Chair will meet with the owners as the application is incomplete.

**Next Meeting:**

The Planning Board will hold its next regular meeting on Wednesday, June 9, 2021 at 7 p.m. at Recreation Park.

**Meeting Adjourned:** At 8:45 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