

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, September 14, 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
Dr. Frank Giaquinto	Harvey White
Bill DeSouza	Karen Bourcy- alternate
Ed Ponto-alternate	

There were 6 visitors

Privilege of the Floor: Taylor Queior- Mrs. Queior lives by Cedar Point Store and her house is for sale. The potential new owner wants to build storage units on the property. The property is currently zoned as riverfront and not commercial. She is inquiring if the property can be grandfathered in before the sale as commercial. Taylor left her contact information for the Chair who will be in touch with her soon. Mr. Darrel Aubertine asked to speak at the end of the meeting. The Chair granted permission.

Approval of Minutes:

Board members on a motion by Mr. Martin and seconded by Mr. White approved as written the minutes of the August 10, 2022 meeting.

Old Business:

Darrel Aubertine Minor Subdivision Public Hearing and Lot-Line Adjustment Applications (Tax Map#: 50.07-1-15.1 and 50.07-1-15.2)

The Chair opened the Public Hearing at 7:17 pm. 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. 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. DeSouza made a motion to approve the application. Mr. White seconded the motion. The application was approved with a unanimous vote. Mr. Aubertine presented to the Board a Lot-Line Adjustment application to join the new 1.383-acres plot with tax map # 50.07-1-15.2 belonging to John and Debra Wiley. The Chair asked the Board for questions and/or comments. Mr. Martin made a motion to approve the application. Dr. Giaquinto seconded the motion. The application was approved with a unanimous vote.

Kent Nichols Minor Subdivision Public Hearing (Tax Map#: 40.25-2-18)

The Chair opened the Public Hearing at 7:33 pm. With no comments from the public, the Public Hearing was closed at 7:34 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. DeSouza made a motion to approve the application. Dr. Giaquinto seconded the motion. The application was approved with a unanimous vote.

Fern Trowbridge Minor Subdivision Public Hearing and Lot-Line Adjustment Application (Tax Map#: 59.07-1-13.31 and 59.07-1-13.32)

The Chair let the Board know that Jefferson County will accept a legal sized map after a discussion with Mr. Patsy Storino. The Chair opened the Public Hearing at 7:45 pm. There was a discussion between the Board and the public as to whether this application is a lot-line adjustment only or a minor subdivision and then a lot-line adjustment. Dr. Giaquinto stated that the Board is setting a precedent by approving a temporary subdivision that is substandard. Mrs. Bourcy stated that the Board can approve a subdivision on the condition that a lot-line adjustment is approved immediately following. Mr. Al Wood stated that in the Zoning Law a new lot cannot be created that is substandard. The Public Hearing was closed at 7:55 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. White made a motion to approve the minor subdivision and lot-line application at the same time. Mr. Martin seconded the motion. The application was approved with a 4-1 vote.

New Business: None

Privilege of the Floor continued: Mr. Darrel Aubertine- Mr. Aubertine has concerns over the law which has no reflection on the Board. He has also shared this same opinion with the Town Board. There was a discussion on the purpose of public hearings, especially those for minor subdivisions that are in compliance with the law. There was a discussion that the Subdivision Laws need to change.

Next Meeting: The Planning Board will hold its next regular meeting on Wednesday, October 12, 2022 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 8:23 p.m. with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Martin made the motion. Mr. White seconded; all voting aye.

Respectfully submitted,

Sharon A. Nebbia Planning Board Secretary