

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, January 10, 2024, at Recreation Park. The Chair opened the meeting at 7 p.m. with the Pledge of Allegiance.

**Board Members Present:**

Dr. Frank Giaquinto- Chair                      Noel Bonvouloir- Vice-Chair  
Ed Ponto    Harvey White  
Shannon Featherly

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

There was 1 visitor.

**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 December 4, 2023 meeting.

**Old Business:**

**Terry & Wendy Falzano Minor Subdivision Update (Tax Map #: 59.11-1-41)**

Mr. Busler gave the Board an update on the Bates Road subdivision application. Mr. Busler reiterated that Mr. Falzano has submitted an application where Mr. Falzano is proposing 4 new lots. The application has been put on hold as there is an issue with Mr. Falzano's legitimate use of the 50' right of way to get to the proposed lots. The issue is presently in the hands of Mr. Falzano's lawyer. Mr. Glazer, who's property the right of way is located, is denying Mr. Falzano's legitimate use of the right of way. The lawyers are debating that whether the deed restrictions that were in Mr. Glazer's original deed passed to Celine Nebbia when Vince Nebbia passed and then to Mr. Falzano and future property owners. Mr. Busler submitted to the Board a Summary of the Nebbia-Bates Road East Subdivision and 50' Right of Way of his findings thus far which will be included with this file. Mr. Busler suggested contacting the town lawyer before proceeding with this application.

**New Business:** None

**Work Session:** The Board discussed the Carleton Island Villa project in regards to who was responsible for completing the SEQR, the ZBA or the Planning Board as well as subdivision laws.

**Next Meeting:** The Planning Board will hold its next regular meeting on Wednesday, February 14, 2024 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. Mr. Ponto seconded; all voting aye.

Respectfully submitted,  
Sharon A. Nebbia  
Planning Board Secretary