

**Town of Cape Vincent Planning Board**

**July 10, 2024**

A regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, July 10, 2024, at Recreation Park. The Chair opened the meeting at 7:00 p.m. with the Pledge of Allegiance.

**Board Members Present:**

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

There were 3 visitors.

**Privilege of the Floor:** None

**Approval of Minutes:** Board members approved the minutes of the June 12, 2024 meeting with a motion made by Mr. Bonvouloir and seconded by Mr. White with a unanimous vote.

**Old Business: Carleton Villa Revised Site Plan Review Application  
(Tax Map #: 39.27-1-16)**

Engineers continue to work on Part 1 of the SEQR review. Legal actions with TILT are in progress.

**New Business: Andrew Veith Minor Subdivision Application (Tax Map#: 40.06-1-14.16)**

Mr. Veith has submitted a minor subdivision to the Board requesting approval for a minor subdivision located at 6116 Gosier Rd, Cape Vincent, NY. Mr. Pat Storino, who is representing Mr. Veith, shared the survey plat with the Board. Mr. Veith is requesting to subdivide 1.622-acres from a 3.4 acre-parcel with the owner retaining 1.778-acres. The Board reviewed the application and the survey plat. Mr. Bonvouloir made a motion to accept the application. Mr. Ponto seconded the motion and it carried, unanimously. A Public Hearing has been set for Wednesday, August 14, 2024 at 7:00 pm at Recreation Park in Cape Vincent, NY.

**Pescrillo to Sergott Lot Line Adjustment (Tax Map #'s: 40.09-1-49.8 and 40.09-1-4)**

Rosemary Pescrillo submitted a Lot Line Adjustment application to the Board requesting to convey .09-acres from 40.09-1-49.8 to Gregory and Sara Sergott (40.09-1-4). Mr. Pat Storino, who is representing Ms. Pescrillo and Mr. & Mrs. Sergott, shared the survey plat with the Board. Ms. Pescrillo's current lot is a pre-existing non-conforming lot of .33-acres. Ms. Pescrillo is unable to get to the .09-acres due to a ditch and would like to convey that portion to her neighbor, Mr. & Mrs. Sergott who are already maintaining the portion of land. The Board reviewed the application and referred Mr. Storino to the ZBA for an area variance due to Ms. Pescrillo's remaining portion resulting in .24-acres which would be a non-conforming lot according to the current Zoning Laws. Once approved by the ZBA, Mr. Storino may return to the

Board for approval. Mr. White made a motion referring Mr. Storino to the ZBA for an area-variance approval. Mr. Bonvouloir seconded the motion. The motion was carried unanimously.

**Next Meeting:**

The Planning Board will hold its next regular meeting on Wednesday, August 14, 2024 at 7 p.m. at Recreation Park.

**Meeting Adjourned:** At 7:23 pm., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Bonvouloir made the motion. Mr. Ponto seconded; all voting aye.

Respectfully submitted,  
Sharon A. Nebbia  
Planning Board Secretary