

A regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, September 11, 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 4 visitors.

Privilege of the Floor: None

Approval of Minutes: Board members approved the minutes of the August 14, 2024 meeting with a motion made by Mr. Bonvouloir and seconded by Mr. Ponto 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 continue to be in progress.

New Business:

Kam-in-Far, LLC. (Mary and Neale Farrell) Minor Subdivision Application (Tax Map#: 49.06-1-30.1)

Mrs. Farrell presented to the Board a minor subdivision application to divide a 29-acre lot into 2 lots of 8 +/- acres and 21 +/- acres on County Route 6, Cape Vincent, NY. Included in the plat is a 60' right-of-way to access the land -locked remaining portion of the parcel. Mr. Ponto made a motion to accept the application. Mr. Bonvouloir seconded the motion and it carried, unanimously. A Public Hearing will be held on Wednesday, October 9 at 7 pm at Recreation Park in Cape Vincent.

Rosemary Pescrillo Lot-Line Adjustment (Tax Map#: 40.09-1-49.8 and 40.09-1-4)

Mr. Pat Storino, who is representing Ms. Pescrillo, returned to the Board a lot-line adjustment application to convey .09-acre parcel from Rosemary Pescrillo (40.09-1-49.8) to Gregory and Sara Sergott (40.09-1-4). Mr. Storino obtained from the ZBA an approved area variance due to the two lots being pre-existing non-conforming lots and will continue to be non-conforming lots. The Board re-looked the map and no further questions. Mr. Bonvouloir made a motion to approve the lot-line adjustment. Mr. White seconded the motion and it carried, unanimously.

Shawn Albro, Trustee (Snug Harbor Marina) Minor Subdivision Application (Tax Map#: 59.08-1-19.121)

Mr. Albro returned to the Board with the information that a minor subdivision is needed. The Board re-looked the map from the August meeting. Mr. Albro is asking to divide 1.5-acres from a 5.5-acre lot at 28549 Snug Harbor Drive, Cape Vincent. With no further questions, Mr. White made a motion to accept the application. Mr. Bonvouloir seconded the motion and it carried, unanimously. A Public Hearing has been set for Wednesday, October 9 at 7pm at Recreation Park in Cape Vincent.

Subdivision Laws Revision- The Board agreed to start the revision process in November 2024.

Next Meeting:

The Planning Board will hold its next regular meeting on Wednesday, October 9, 2024 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 7:29 pm., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Bonvouloir made the motion. Mr. White seconded the motion and it carried with all voting aye.

Respectfully submitted,
Sharon A. Nebbia
Planning Board Secretary