

**Town of Cape Vincent Planning Board**

**October 9, 2024**

A regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, October 9, 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	

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

There were 4 visitors.

**Privilege of the Floor:** None

**Approval of Minutes:** Board members approved the minutes of the September 11, 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)**

No new updates. Continues to be on hold.

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

Mrs. Farrell re-explained to the Board the details of the subdivision. The right-of-way indicated on the plat will remain on the property that Mr. and Mrs. Farrell will retain. The Chair opened the Public Hearing at 7:04 pm. Mr. Doug McCallum wanted to see the map. Mrs. Farrell answered questions from Mr. McCallum. The Chair asked for a motion to close the Public Hearing. Mr. Bonvouloir made a motion to close the Public Hearing. Mr. Ponto seconded the motion and it carried, unanimously. The Chair closed the Public Hearing at 7:07 pm. The Chair and the Board completed the SEQR Part 2 and 3. Mr. Bonvouloir made a motion to approve the application. Mr. White seconded the motion and it carried, unanimously.

Mr. Steve Hall inquired from the Board if there was a limit on the number of minor subdivisions. Mr. Rob Busler answered that there is no limit on 5 or more acres but on acres less than 5, it is every 3 years according to State law.

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

Mr. Albro re-explained to the Board the details of the subdivision. Mr. Bonvouloir made a motion to open the Public Hearing at 7:22 pm. Mr. White seconded the motion and it carried,

unanimously. With no comments from the public, Mr. Bonvouloir made a motion to close the Public Hearing at 7:23pm. Mr. White seconded the motion and it carried, unanimously. The Chair and the Board completed the SEQR Part 2 and 3. Mr. Ponto made a motion to accept the SEQR. Mr. Bonvouloir seconded the motion and it carried, unanimously. Mr. Bonvouloir made a motion to approve the application. Mr. White seconded the motion and it carried, unanimously.

**New Business:**

**Ann Clobridge/ Noel Bonvouloir Lot-Line Adjustment Application (Tax Map#: 59.12-1-34.1 and 37)**

Mr. Rob Busler presented to the Board a lot-line adjustment application on behalf of Mrs. Colbridge and Mr. Bonvouloir. Mr. Bonvouloir owns parcel 59.12-1-1.37 and Mrs. Colbridge, Mr. Bonvouloir's in-laws own 59.12-1-34.1. The new line runs between two buildings and the garage on Mrs. Colbridge's property does not meet the setback requirements. The new lot on Mr. Bonvouloir's property does not meet the 5:1 ratio. The Board referred Mr. Busler to the ZBA for a 5:1 ratio and setback variance. Once approved, Mr. Busler may return for a lot-line adjustment approval.

**Loretta DeLong/Lisa Goodman Lot-Line Adjustment Application (Tax Map#: 59.06-1-16.15 and 59.06-1-16.111)**

Mr. Rob Busler presented to the Board a lot-line adjustment application on behalf of Mrs. DeLong and Ms. Goodman. Ms. Goodman would like to convey a 0.03-acre lot from 59.06-1-16.111 to 59.06-1-16.15, Mrs. DeLong. Mr. Busler presented and explained the map to the Board. Mr. White made a motion to accept and approve the application. Mr. Bonvouloir seconded the motion and it carried, unanimously.

**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, November 13, 2024 at 7 p.m. at Recreation Park.

**Meeting Adjourned:** At 7:53 pm., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Bonvouloir made the motion. Mrs. Featherly seconded the motion and it carried with all voting aye.

Respectfully submitted,  
Sharon A. Nebbia  
Planning Board Secretary