

The regular meeting of the Town of Cape Vincent Planning Board was held on June 13, 2018, at Recreation Park. The Chair opened the meeting at 7 p.m. with the Pledge of Allegiance.

Board Members Present: Robert Martin, Chair
Frank Gianquinto
Paul Docteur
Bill DeSouza
Karen Bourcy
Harvey White

Board Members Excused: Richard Macsherry

Other:

There were 8 visitors.

Privilege of the Floor: None

Approval of Minutes:

Board members on a motion by Mr. Docteur and seconded by Mr. White approved as written the minutes of the May 9, 2018 meeting.

Old Business: Public Hearing- Minor Sub-division for Wayne Davis

May 16, 2018- Zoning laws meeting- The application for Wayne Davis Minor Subdivision has been submitted. The Chair asked the board to review and let him know by May 25, 2018 if there are any discrepancies in order to schedule a Public Hearing for the June 13, 2018 Planning Board Meeting. The Chair will obtain from the ZBA the approved Area Variance Findings from Wayne Davis.

The Chair has notified the secretary that there are no discrepancies and a Public Hearing will be held on June 12, 2018. The secretary will complete all the necessary notices.

June 13, 2018- The chair opened the Public Hearing at 7:03 pm. There were no comments from the public and the chair closed the Public Hearing at 7:04 pm. The Chair acknowledged that the Board obtained the approved zoning variance from the Zoning Board of Appeals. The Board approved the application with all voting Aye. The Board completed Part II of the SEQR and the Chair signed the drawings. Pages 2 and 4 were missing from the SEQR and the Chair asked the Board for approval for him to obtain and sign. The members of the Board did not object.

Dollar General Discussion with Kris Dimmick and Mark Crandall

This was a lengthy discussion between the Board members, Kris Dimmick and Mark Crandall. The Chair explained to the Board that Mr. Dimmick came to the May Zoning Laws meeting with drawings dated May 10, 2018 with discrepancies from previous drawings. It was established that there was miscommunication between Mr. Crandall and Mr. Dimmick as Mr. Crandall presented drawing dated January 26, 2018 to the Board on February 14, 2018 at a meeting that Mr.

Dimmick was not present. Mr. Dimmick asked Mr. Crandall to discuss the changes in the driveway, landscaping, and to address the lighting. Mr. Crandall explained the driveway was changed to a S-shaped driveway and that was due to the DOT which was on the January 26, 2018 drawing as well as the rotated dumpster and more vegetation which the public requested. Mr. Crandall and his client are continuing to wait for DOT approval. The current issue with the DOT is the drainage across the bottom of the driveway. The lighting was discussed. Mr. Crandall said that the lighting did not change and most of it will not be seen from the road. The Town Water Controls was discussed. Mr. Crandall will bring to the DOT for possible lilac bushes or something similar to hide the controls and try not to make it an “eyesore”. Mr. Crandall reiterated that the project is in the Construction Document Phase. As regards to grading and the leach field, more will be known once the client closes on the property which should be in the next couple of weeks. The perk tests, thus far, have been solid. The New York State Department of Health has ruled this a Residential Scale lot since it is less than 1000 gallons per day and will not be involved. Mr. Crandall will soften the leach field once he gets the final control grades. The latest DOT drawings were dated June 1, 2018. As regards to drainage, they are dry swale and is based on 960 gallons of water per day, but it is actually less. It is a NYS requirement not to change flow off site, but hold it, then drain. The Chair mentioned a new NYSDOT approved leach field. Mr. Crandall is not familiar with this system. Mr. Crandall will also bring up to his client the possibility of more uniform lighting with the possibility of putting a light on the corner since the back of the building is dark.

The Chair asked for additional questions and if all questions have been answered to satisfaction. The Board all agreed.

Mr. Crandall does not anticipate any changes and once he receives final DOT Phase II approval, he will bring all updated drawings to the Board. The Chair asked for Mr. Dimmick to review the drawings before they are brought to the Board and he accepted.

After Mr. Crandall left the meeting, Mr. Dimmick gave suggestions for the next major Site Plan Review such as this. He suggested giving the developer a preliminary or interim approval dependent on the approval of the following agencies such as DOT, DEC, etc. He advised the Board to not feel pressured into approval of drawings with adequate time to review.

New Business: Robert Docteur- Minor Sub-division application.

The Chair provided the members of the Board each with a copy of the map but only 1 application was provided. Mr. Docteur was not aware that he needed 10 copies of the application as well as 10 copies of the map. The Chair explained it was on the application instruction sheet and offered to make the additional 9 copies and distribute to the Board who will review and if no discrepancies are found, a public hearing will be scheduled for next month. Mr. Paul Docteur is recusing himself from this application.

Mr. Mark Gebo, the Town Attorney, is retiring June 21, 2018 and Mr. Joe Russell will take his place. Mr. Gebo did recommend to the Chair to keep public hearings for minor sub-divisions. The Chair suggested exploring more with the new attorney.

Zoning Laws Work Session- The next session will be on June 20, 2018 at 7 pm. At Rec Park.

Next Meeting: The Planning Board will meet on Wednesday, July 11, 2018 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 8:22 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Giaquinto made the motion. Mr. White seconded; all voting aye.

Respectfully submitted,

Sharon A. Turner
Planning Board Secretary