

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, November 10, 2021, at Recreation Park. The Chair opened the meeting at 7 p.m. with the Pledge of Allegiance with a moment of silence in honor of all veterans.

Board Members Present:

Robert Martin, Chair	Richard Macsherry-Vice-Chair
Harvey White	Bill DeSouza
Dr. Frank Giaquinto	Karen Bourcy- alternate

There were 8 visitors

Privilege of the Floor: none

Approval of Minutes:

Board members on a motion by Mr. Macsherry and seconded by Mr. White approved as written the minutes of the October 13, 2021 meeting.

Old Business: Estate of Raymond E. Bachman Minor Subdivision Application Public Hearing (Tax Map#: 59.08-2-15)

The Chair opened the Public Hearing at 7:02 pm. Mr. Rob Busler presented the updated map to the Board. Lot #2 has some small improvements. Steve Bachman, Executor of the estate, may retain Lot #2. Michelle Bouchard stated that she and her husband would like to purchase Lot #1 which surrounds their current house as well as Lot #4, therefore they are in favor of the subdivision. It was determined at the October meeting that the road would be considered the frontage of the lots. With no other comments from the public, the Public Hearing was closed at 7:06 pm. The Chair asked the Board for questions and/or comments. The Chair and the Board completed Part 2 SEQR and determined that the proposed action will not result in any significant adverse environmental impacts. Mr. Macsherry made a motion to approve the application. Mr. DeSouza seconded the motion. The application was approved 6-0.

Craig & Beth McGraw Minor Subdivision Application (Tax Map#: 29.19-1-70.1)

Due to a loss of a family member of the Chair, the paperwork and notices did get mailed out for the Public Hearing, therefore the Public Hearing will be held on Wednesday, December 8, 2021 at 7 pm at Recreation Park in Cape Vincent, NY.

Futia update: Mr. Macsherry met with the Futia's, the Town ZEO, Cody Higgins, and a realtor for Weichert Realty at the Wilson Point Road property. The parcel is very close to the water level. The Futia's were made aware of all the possible issues of building on the parcel. The

Futia's were told that they were more than welcome to submit an application to the Planning Board for review.

New Business: Dave Docteur Lot-Line Adjustment Application

Mr. Docteur submitted an application for a lot-line adjustment. The application was denied. Mr. Docteur's subdivision on the property that was approved by the Planning Board in 2003 was not filed with Jefferson County. In order for this lot-line adjustment to be approved, Mr. Docteur needs a new subdivision on tax parcel #39.20-1-3.1 into 3 parcels followed by a lot-line adjustment to incorporate tax parcel #: 39.20-1-3.2 with the adjoining subdivided lot of 39.20-1-3.1.

Joe and Aileen Martin Lot-Line Adjustment Application

Mr. and Mrs. Martin submitted an application for a lot-line adjustment. The application was denied. The neighbor's, Bob and Elsie Garnsey, well is currently located on Mr. Martin's property. Mr. Martin would like to move his property line and the Garney's property line to incorporate the well into the Garney's property. Elsie Garnsey has passed and the property is currently still in her name. In order to approve this lot-line adjustment, Bob Garnsey needs to put the property in his name. Mr. Martin could also apply for a minor subdivision and sell the divided parcel with the well to Mr. Garnsey.

Next Meeting:

The Planning Board will hold its next regular meeting on Wednesday, December 8, 2021 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 8:25 p.m. with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Macsherry made the motion. Dr. Giaquinto seconded; all voting aye.

Respectfully submitted,

Sharon A. Nebbia
Planning Board Secretary