Town of Cape Vincent Planning Board October 11, 2023

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, October 11, 2023, at Recreation Park. The Chair opened the meeting at 7 p.m. with the Pledge of Allegiance.

Board Members Present:

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

There were 3 visitors.

Privilege of the Floor: None

Approval of Minutes:
Board members on a motion by Mr. Bonvouloir and seconded by Mr. White approved the minutes of the September 13, 2023 meeting.

Old Business: Terence Falzano Minor Subdivision Application Public Hearing (Tax Map#: 59.11-1-41)
Upon request of Mr. Falzano and Mr. Busler, this public hearing is tabled until further notice. Ms. Tina Bell was present at the meeting and inquired as to why she was not included in the mailing. The secretary, Mrs. Nebbia apologized for the oversight and assured her that she will be included in the next mailing. There was a discussion regarding the 50' right of way which needs to be clarified. The surveyor will be contacted to determine the status of the right of way.

New Business: Ron Clapp Site Plan Review Pre-Submission Conference (Tax Map #: 39.27-1-16)
Mr. Clapp submitted an application for a Site Plan Review for Carleton Villa, LLC on Carleton Island, Cape Vincent. Mr. Clapp stated that he purchased the property last year. Aubertine and Currier out of Watertown are the architects involved in the project. Mr. Clapp's intent is to create a bed and breakfast on the second floor of the villa with a restaurant on the bottom floor. The property has been abandoned for over 90 years. There is the opportunity for tourism after the villa has been restored. Due to the location, there is the potential for contractors to stay on the island, therefore he would also like to build cabins and provide safari tents for people to stay while the villa is being renovated, which will take approximately 3 years. The map that Mr. Clapp provided shows the potential of what the property could have. The project is in the beginning stages. The style of cabins, foundations, kitchenettes, etc. will be determined. A topographic survey has been conducted and the water source will be a well. The Board and Mr.

Clapp discussed various other issues regarding transportation to and from the island and historical sites. The villa is not on the national registry of historical sites as of yet. RV's will not be permitted as there are no roads and only ATV's on the island. Mr. Clapp has had discussions with TILT who has a natural buffer around the island. Mr. Clapp has also been in communication with the Chair from the ZBA in regards to a Special Use Permit. It has been determined that Mr. Clapp needs to obtain a Special Use Permit from the ZBA and then return to this board for the Site Plan Review process. The next ZBA meeting is on November 6, 2023. The Chair will speak with the Chair of the ZBA to determine the roles between the two boards regarding this project.

Next Meeting: The Planning Board will hold its next regular meeting on Wednesday, November 8, 2023 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 7:53 p.m. with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. White made the motion. Mr. Ponto seconded; all voting aye.

Respectfully submitted,
Sharon A. Nebbia
Planning Board Secretary