Town of Cape Vincent Planning Board November 8, 2023

The regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, November 8, 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 2 visitors.

Privilege of the Floor: James LaValle from Young/Sommer, LLC Law Firm. His law firm is representing Verizon Wireless. He presented a binder to the board of the proposal for a Verizon telecommunications tower. Verizon would like to fill in the gaps of cell service in the area from the last installation of towers 10 years ago. It is proposed that the new tower would go on Jarvis Radley's property (Tax Map #: 40.09-1-47). Mr. LaValle answered questions from the Board. The tower is designed to hold up to 3 other carriers. The tower will be able to be used for 25+ years and is within the 1000 ft. setback. Even though Mr. LaValle was not on the schedule and came to present the idea, Mr. White made a motion to transfer all information from the presented binder to a Site Plan Review application and accept the application. Mr. Ponto seconded the motion and it carried, unanimously. A Public Hearing has been set for Monday, December 4, 2023 at 7:00 pm at Recreation Park in Cape Vincent. Mr. LaValle submitted a $250 check for the application and the secretary will mail him a receipt.

Approval of Minutes:

Board members on a motion by Mr. Bonvouloir and seconded by Mr. White approved the minutes of the October 11, 2023 meeting.

Old Business: None

New Business: Terry & Wendy Falzano Minor Subdivision Application (Tax Map #: 50.00-1-43.1)

Mr. & Mrs. Falzano have submitted an application to subdivide a 55.34-acre lot into four lots of 1.44-acres with the owner retaining the remaining 49.58-acres. Mr. Matthew Constance, surveyor, was at the meeting representing Mr. & Mrs. Falzano. The property is located on Swamp Rd. and Burnt Rock Road. There is a 50 ft. buffer between the proposed lots and neighboring properties as well as a proposed 50 ft. wide private road right-of-way to connect Swamp Road and Burnt Rock Road. The right-of-way will be located on Mr. & Mrs. Falzano's

property and will be deeded into the proposed lots when sold. The water would be private wells and septic. The Board had a question on #12 of the SEQR which Mr. Constance answered to their satisfaction. Mr. White made a motion to accept the application. Mrs. Featherly seconded the motion, and it carried, unanimously. A Public Hearing has been set for Monday, December 4, 2023 at 7:00 pm at Recreation Park in Cape Vincent.

Ron Clapp Site Plan Review Application (Tax Map #: 39.27-1-16)
The Board reviewed the application submitted by Mr. Clapp. The ZBA accepted the Special Use Permit application at their meeting on Monday, November 6, 2023 with a Public Hearing being held on December 4, 2023 at 6:00 pm. Mr. Bonvouloir made a motion to accept the application. Mr. White seconded the motion and it carried, unanimously. A Public Hearing has been set for Monday, December 4, 2023 at 7:00 pm at Recreation Park in Cape Vincent.

Next Meeting: The Planning Board will hold its next regular meeting on Monday, December 4, 2023 at 7 p.m. at Recreation Park. The secretary will notify the Town Clerk of the change of date.

Meeting Adjourned: At 7:56 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