

A regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, November 13, 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	Karen Bourcy- alternate

There were 7 visitors.

Privilege of the Floor:

Alan Wood, the Town Board Liaison, thanked the Board for their due diligence with the Carleton Villa project. The Town Board agreed upon and the Town Supervisor, Mr. Paul Aubertine, signed a contract between the Town and Mr. Clapp in May 2024 for an agreed amount of monetary funds to be deposited in an escrow account by Mr. Clapp for the Carleton Island Villa project. Mr. Clapp was not aware of the contract until recently. Within a week of signing, Mr. Clapp had wired the monetary funds to the Town.

Mr. Cyril Cullen emailed a letter to the Town Clerk which was forwarded to the Board on Tuesday, November 12 regarding the Carleton Island Villa LLC site plan review in which he requested receiving a response to his questions during the privilege of floor portion during the November 13, 2024 meeting. Mr. Cullen asked the Board what involved agencies have completed their reviews and assuming that some involved agencies have not completed their reviews, when do we expect them to be completed? The Board members responded that responses have not been received as the SEQR review is not yet complete and in the hands of the engineers. Mr. Cyril asked the Board questions regarding the professional fees account such as what amount the Town agreed to. Mr. Wood spoke on behalf of the Town that he believed the Town agreed to around \$15,000 to begin with. Mr. Wood stated that the Town has never spent this amount of money before on a site plan review project that has been handed over to engineers and lawyers. He has heard that Mr. Clapp feels he is being scrutinized. The Town has received the funds from Mr. Clapp. Mr. Wood read an email that was sent to the Town Board members from Mr. Aubertine on November 18, 2024 which stated that funds have been wired to the Town to be held in escrow. Mr. Wood suggested that Mr. Cullen put in a FOIL request to the Town for more information regarding funds. Mr. Cullen said to the Board that he wants to see to it that the law is being used properly. This is a unique project. The Chair interrupted Mr. Cullen and reiterated that everything is on hold due to the court case. Mr. White reiterated that the project is in the lawyers hands. It was reiterated to Mr. Cullen that the Site Plan Review comes after the Special Use Permit which can't be done until the SEQR is complete. Mr. Wood stated that Tibbetts Point Lighthouse is going to be turned over to the state which could very well put in a campground there if they wanted to. Mr. Cullen inquired about the Site Plan Review and the fact

that there is information missing on the restoration of the villa and the proposed marina. He is now more concerned with the villa than the campground. He stated that the Board will need lots more information in order to make a decision. The Chair reiterated that once the obstacles are removed, then the Board can move forward. Mr. Cull reiterated that he is here to defend the law. Mr. Bonvouloir reiterated that once the ZBA issues the Special Use Permit, then will the Board move forward.

Mary Jordan inquired as to why the grant the Mr. Clapp applied for that was sponsored by the Town was denied. Mr. Wood stated that the Town sponsors many grants and he is unsure of why it was denied.

Sarah Dayton spoke and stated that she realizes the Board's job is important. She follows the media and feels that Mr. Clapp is putting the Town in a poor light. She feels that Mr. Clapp is just being asked to go through the process. She is disappointed in the way he talks on social media about the Town and that he feels that he is being asked to do extra things and the Town is making it difficult. She said that the engineers report showed that there were many gaps and misinformation in the SEQR and the Town needs that information. The Town is waiting for Mr. Clapp to respond.

Approval of Minutes: Board members approved the minutes of the October 9, 2024 meeting with a motion made by Mr. Bonvouloir and seconded by Mrs. Featherly 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.

New Business: None

Subdivision Laws Revision- The Board agreed not to start the review process tonight.

Next Meeting:

The Planning Board will hold its next regular meeting on Wednesday, December 11, 2024 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 7:24 pm., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mrs. Featherly made the motion. Mr. Ponto seconded the motion and it carried with all voting aye.

Respectfully submitted,
Sharon A. Nebbia
Planning Board Secretary