Town of Cape Vincent Planning Board September 10, 2025

A regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, September 10, 2025 at Recreation Park. The Chair opened the meeting at 7:00 p.m. with the Pledge of Allegiance.

Board Members Present:

Dr. Frank Giaquinto
Noel Bonvouloir- Vice-Chair
Harvey White
Ed Ponto
Karen Bourcy- alternate (moved Up to reg. Member for this meeting)
Paul DuFlo- alternate

Board Members Excused: Shannon Featherly

There were 6 visitors.

Privilege of the Floor: Butch Cullen inquired on the SEQR response from Ron Clapp to B&L. The Chair responded that per the Town Attorney, Jim Burrows, no action will be taken on the part of the Planning Board on the Carleton Island Site Plan or SEQR at this time. It remains on hold until the current litigation is resolved. Mr. Cullen asked if the Board had answers from all other agencies. The Chair responded that he thought so, but wasn't sure.

Approval of Minutes: Board members approved the minutes of the August 13, 2025 meeting with a motion made by Mr. Bonvouloir and seconded by Mr. Ponto with a unanimous vote.

Old Business: Carleton Villa Revised Site Plan Review Application (Tax Map #: 39.27-1-16)

The Board has received the response to the SEQR from Mr. Clapp but no action will be taken on the part of the Planning Board per the Town Attorney until the current litigation is resolved.

Troy, Tyler, and Michelle Wilson Minor Subdivision Application Public Hearing(Tax Map #: 40.00-1-60.1)

Mr. Michael Battista reiterated the project to the Board. The Chair opened the Public Hearing at 7:09 pm. With no comments from the public, the hearing was closed at 7:10 pm. The Board then completed Part 2 and 3 of the SEQR with a negative declaration. Mr. Ponto made a motion to approve the application. Mrs. Bourcy seconded the motion and it carried, unanimously. The secretary then discovered that the neighbors were not notified of the public hearing, therefore the hearing is null and void. A new public hearing has been set for Wednesday, October 8, 2025 at 7 pm at Recreation Park in Cape Vincent. The secretary will send Mr. Battista a new public hearing notice to mail out to the neighbors.

David LaMora (Dodge Bay Art Works, LLC) Site Plan Review Application (Tax Map #: 30.00-1-2.2)

Mr. LaMora has received the area variance needed from the ZBA. Mr. LaMora presented an updated drawing to include the tree that will be staying in the driveway. Mr. LaMora has been in contact with Mike Burgess from DOT and the commercial driveway application is in process. The Chair inquired about lighting. Mr. LaMora explained the lighting. The Chair accepted his response. The handicapped parking spot will also be paved. With no other questions from the board, Mr. Bonvouloir made a motion to accept the application. Mrs. Bourcy seconded the motion and it carried, unanimously. A Public Hearing has been set for Wednesday, October 8, 2025 at 7 pm at Recreation Park in Cape Vincent. The secretary will submit the referral to the County Planning Board.

New Business: None

Next Meeting:

The Planning Board will hold its next regular meeting on Wednesday, October 8, 2025 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 7:28 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. Ponto made the motion. Mr. Bonvouloir seconded the motion and it carried with all voting aye.

Respectfully submitted,

Sharon A. Nebbia
Planning Board Secretary

Addendum: On September 11, Mr. Battisita requested a special meeting to be held before October 8. A special meeting to hold the Public Hearing for the Wilson Minor Subdivision will be held on Wednesday, September 24 at 7 pm at Recreation Park in Cape Vincent.