

VILLAGE OF CAPE VINCENT PLANNING BOARD

March 18, 2025

The regular meeting of the Village of Cape Vincent Planning Board was held on March 18, 2025, at the Village Office in the Community Room. The meeting was opened by the Chair, Jeffrey Herpel, at 7 p.m. with the Pledge of Allegiance.

Board Members Present: Jeffrey Herpel, Chair
Jeffrey Brooks
Richard Hodge
Willard Kirchgessner, Vice Chair
Dave Wiley

Visitors: Seven

Old Business:

Approval of the Minutes:

After review of the minutes of the February 18, 2025, meeting, Mr. Herpel made a motion to accept the minutes as written. Mr. Hodge seconded. The motion carried.

New Business: Site Plan Review – Public Hearing

The public hearing on the application submitted by Rebecca and Michael Kinnie, Purple Bird Enterprises, LLC. Board opened at 7:02 p.m. The Chair reviewed the application for a home occupation and general Site Plan Review criteria (parking, landscaping, signage, setbacks, etc.) Mr. Kinnie using a slide presentation shared the proposed plans for the property to include a Bed and Breakfast, a bookstore, greenhouse, and new façade for a handicap ramp to the bookstore.

The Chair noted he had received only one communication regarding the application and it was very positive. The Chair then invited comments from the public.

Sarah Dayton, village resident, shared a letter she and *neighbors, Gaile Nagle, and Kathy Hanna*, had written outlining their concerns with the proposed plans for 183 West Broadway. They shared in their letter concerns about the potential for a negative impact on the historic and scenic attributes of the residential neighborhood, the additions proposed for the building, signage, waste removal, and parking for guests and customers. Parking was a major concern as there is at times limited parking if the library and/or funeral home have an event or a funeral. In their letter they also indicated they are supportive and welcome a modest Bed and Breakfast (1-2 units) and the bookstore.

Mike Avery, village resident, addressed the parking concerns as he is the present tenant of the property (183 West Broadway).

Lynn Miller, village resident, stated she was excited about the project and felt the concerns expressed were worth raising but not fatal to the project. She shared she felt there is a need for businesses in the Cape and strongly supports this new business venture.

Gaile Nagle, had a question about potential parking in the backyard and how large were the raised beds for gardening that Mr. Kinnie plans to have.

There was a brief discussion as whether to delay a decision and hold the public hearing open until the April meeting or not to delay the application for another month. Board members asked Mr. Kinnie further questions on the greenhouse placement and the approximate dimensions in space for vehicles to park on the property along Real Street. After the Board's further questions were answered, the Public Hearing was closed at 8:25 p.m., and the following Resolution was offered:

WHEREAS the Planning Board of the Village of Cape Vincent (the "Board") is reviewing an application dated February 17, 2025, submitted by Michael and Rebecca Kinnie, Purple Bird Enterprises, LLC, (the "Applicants") for approval of a Site Plan Review to operate a year-round, four-unit Bed and Breakfast with an attached bookstore at 183 West Broadway, Tax Map #39.81-1-27. They propose adding a 10'x20' front façade to the retail bookstore, a 10'x28' greenhouse along the west side of the front and side of the building, and replace existing signage in accordance with the existing Village Zoning Law.

WHEREAS the Board has complied with the requirements of the New York State Environmental Quality Review Act and the regulations promulgated thereunder and declared this action to be an "unlisted" action and issued a negative declaration at a February 18, 2025, meeting, and

WHEREAS a public hearing was held on March 18, 2025, at which time several comments were expressed.

NOW, THEREFORE, BE IT RESOLVED THAT,

1. The application and implementation of the application submitted by the Applicants has no significant adverse effect on the public health, safety, welfare, comfort, and convenience of the public in general and residents of the immediate surrounding area.
2. The application submitted by the Applicants addresses all of the required and applicable items set forth in the Village of Cape Vincent Zoning Law.
3. The Clerk of the Village of Cape Vincent is hereby directed to file this Resolution, in the main office of the Village of Cape Vincent in a file that will be readily accessible to the public.

Mr. Brooks made a motion to approve the Resolution. Mr. Herpel seconded and carried; all voting aye.

Site Plan Review application – Sarah F. Dayton – An application was submitted by Sarah F. Dayton, 184 North Real Street, for a home occupation to bake and sell home baked items at the Farmers' Market and local retail locations. The Chair reviewed with the Board the application and asked Ms. Dayton questions as per Zoning Law, Section 7.9, Home Occupations. The application did not include the short form SEQR. One was provided and Ms. Dayton will fill out and submit for the Board's review at their April meeting. Once the application is complete and accepted, a public hearing will be scheduled.

Communication(s): None

Items for Information/Discussion: Each Board member received a binder containing documents relative to their position as a Planning Board member.

Privilege of the Floor: None

Next Meeting: Tuesday, April 15, 2025, at 7 p.m., Community Room at the Village Office.

Adjournment: At 8:42 p.m. with no further business, Mr. Herpel made a motion to adjourn. Mr. Hodge seconded and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Planning Board Secretary