

VILLAGE OF CAPE VINCENT PLANNING BOARD

May 19, 2026

The Village of Cape Vincent Planning Board met on May 19, 2026, 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
Perry Golden
Richard Hodge
Dave Wiley - Excused

Visitors: 4

The Chair introduced and welcomed Mr. Perry Golden who will fill Willard Kirchgessner's term of office on the Board until the end of December 2027. Mr. Golden took the Oath of Office before the meeting.

Approval of the Minutes:

The Board reviewed the minutes of the April 21, 2026, meeting. The Chair made a motion to accept the minutes as written; seconded by Mr. Brooks. The motion carried. Mr. Golden abstained.

Old Business:

Public Hearing – Perry Golden (Home Occupation) The public hearing on the Site Plan Review application submitted by Mr. Golden for a home occupation opened at 7:04 p.m. The Chair reviewed and discussed with the applicant Section 6.6, General Site Plan Criteria, Items A through O, of the Zoning Law. He asked if there were any questions or comments. The Board had none and there were no comments received from the public. The hearing was closed and Mr. Herpel offered the following Resolution:

WHEREAS the Planning Board of the Village of Cape Vincent (the "Board") is reviewing an application dated April 19, 2026, submitted by Perry Golden, (the "Applicant") for approval of a Site Plan Review to operate a home occupation to sell antiques and vintage items, in the Residential District at 239 East Joseph Street, Tax Map #39.81-2-77.

WHEREAS the Board has complied with the requirements of the New York State Environmental Quality Review Act and regulations and declared this action to be an "unlisted" action and issued a negative declaration at an April 21, 2026, meeting, and

WHEREAS a public hearing was held on May 19, 2026, at which time no comments were expressed or received.

NOW, THEREFORE, BE IT RESOLVED THAT,

1. The application and implementation of the application submitted by the Applicant 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 Applicant 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.

Seconded by Jeffrey Brooks and carried; all voting aye. Mr. Golden abstained.

Lot-Line Adjustment (LLA) – 307 Centre Street - A LLA application was submitted by Richard Anchor. Board members reviewed a prior LLA survey map. Mr. Anchor is requesting 25' be added to parcel #39.82-1-60.1 from parcel #39.82-1-59 (307 Centre Street). Mr. Anchor will bring to the June meeting copies of an updated survey map showing the new LLA for the Board to review.

Lot-Line Adjustment (LLA) – 237 Garden Wall Drive – A LLA application was submitted by Joseph C. and Liane R. Bush. Board members reviewed a rough draft of a survey map of his parcel #49.33-1-1.38. Mr. Bush is selling a 0.864 acre of land to the owners of parcel #49.33-1-1.37 at 219 Garden Wall Drive. Mr. Bush will bring to the June meeting copies of the survey map showing the new LLA for the Board to review.

Communication(s): Cyril “Butch” Cullen had sent a letter to the Board regarding the Town and Village Comprehensive Plan and the Village Zoning Law Updates. He shared that the Comprehensive Plan did need a review but is more interested in the Village Zoning Law’s revision and informed the Board that there are grant monies available for zoning law updates. Mr. Cullen asked if a committee would be formed to help with the revision. The Chair shared the process the Planning Board takes in reviewing the Zoning Law and that a review has begun and the review will continue. He told Mr. Cullen if he and others wanted to form a committee that they were welcome to do so and present their comments/revisions to the Village Board for their consideration in the five-year review of the Zoning Law.

Items for Information/Discussion: None

Privilege of the Floor:

Sarah Dayton, village resident, asked if the Board had received the email from the Gault’s regarding a \$400,000 grant received by the owners of the marina for renovation and expansion. She questioned whether another Site Plan Review (SPR) would be done. The Chair shared that the ZEO determines if a SPR is needed.

Next Meeting: Tuesday, June 16, 2026, at 7 p.m., Community Room at the Village Office.

Adjournment: At 7:35 p.m. with no further business, the Chair made a motion to adjourn. Mr. Hodge seconded and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Planning Board Secretary