

VILLAGE OF CAPE VINCENT PLANNING BOARD

August 18, 2026

The Village of Cape Vincent Planning Board met on August 18, 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: One

Approval of the Minutes:

The Board reviewed the minutes of the July 21, 2026, meeting. The Chair made a motion to accept the minutes as written; seconded by Mr. Hodge. The motion carried; all voting aye.

Old Business: None

New Business: None

Communication(s): The letter from Jefferson County Department of Planning regarding adopting a revised General Municipal Law 239-M referral exemption received last month was referred to the Village for review and possible adoption by Resolution.

Items for Information/Discussion: Board members continued their discussion on revisions to the Village Zoning Law. Michele Carlton, Chair of the ZBA, was in attendance to give comments regarding Section 10.3. Zoning Board of Appeals.

Privilege of the Floor: Michele Carlton, Village resident, shared with the Board some concerns she has with the possible development of six rental cottages on the corner lot of Elm and Lake Streets. A Site Plan Review was approved for the property in January 2022. She shared that the SPR approval is well past the time frame for the permitted use as there has been no development on the site. She also expressed concerns over the use since it is zoned residential and the effect this use would have on the neighborhood, the impact to the narrow road with traffic and boats with trailers, and the water system that has had multiple breaks this year causing flooding in the road.

Next Meeting: Tuesday, September 15, 2026, at 7 p.m., Community Room at the Village Office.

Adjournment: At 7:53 p.m. with no further business, the Chair made a motion to adjourn. Mr. Brooks seconded and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
Planning Board Secretary