

Town of Cape Vincent Planning Board

January 14, 2026

A regular meeting of the Town of Cape Vincent Planning Board was held on Monday, January 14, 2026 at Recreation Park. The Chair opened the meeting at 7:00 p.m. with the Pledge of Allegiance.

Board Members Present:

Noel Bonvouloir- Chair
Harvey White
Paul DuFlo- alternate

Dr. Frank Giaquinto- Vice-Chair
Ed Ponto

Board Members Excused: Karen Bourcy- alternate

There were 5 visitors.

Greeting: Mr. Bonvouloir addressed the public. He introduced the Board. He reiterated that the Privilege of the Floor is the time to hear from the community and the Board welcomes everyone's comments. If one wishes to speak, please address the Chair and keep in mind this is a Planning Board meeting. The public comment period is not a time for dialogue or any back and forth exchanges. A meeting of a public board is not a meeting of the public. It is a meeting of the board that is held in public.

Privilege of the Floor: **Ann Kiernan** asked the Board regarding the status of Carleton Island. She was given the answer of no update.

Approval of Minutes: Board members on a motion by Paul Duflo and seconded by Harvey White approved as written the minutes of the December 10 and 22, 2025 meetings with the deletion of the addendum on the December 22, 2025 minutes.

Old Business:

Walter Steciw Minor Subdivision Application Public Hearing (Tax map#: 59.12-1-59)

The Board completed the SEQR with a negative declaration. The Chair opened the Public Hearing at 7:10 pm. With no comments from the public, Mr. Duflo made a motion to close the Public Hearing. Dr. Giaquinto seconded the motion and it carried, unanimously at 7:11 pm. Mr. Bragger mentioned that there was a verbal agreement between the two parties who are both out of town and arrangements have been made to remove the container by April 30, 2026. The boundary lines were not known when the container was placed. It was discussed whether or not to put the removal of the container in a contingency. The Chair reiterated that if there is a contingency on the approval, he can not sign the PLAT tonight. Mr. Bragger stated that he was not told that the container had to be moved prior to approval, just that a plan had to be in place. Mr. Duflo made a motion to approve the minor subdivision as the map shows. Dr. Giaquinto

seconded the motion and it carried, unanimously. Mr. Bragger will make sure that the container is moved by April 30, 2026.

New Business: Grindstone Group, LLC Site Plan Review Application Pre-Conference (Tax Map #: 49.00-1-6.2)

Mr. Scott Weston, representative for the Grindstone Group, LLC, submitted a site-plan review application for pre-view to the Board. The group would like to add 2 new buildings to the U-Storage on Grant St. in Cape Vincent. After looking at the setbacks, it was determined that the application needs to go to the ZBA (Zoning Board of Appeals) for setbacks. The side setback needs to be 75' and there is 55', so 20' is needed. The front setback needs to be 40' and there is 33', so 7' is needed. The open area has less than the 35% required.

Planning Board Review: Questions, Procedures, Changes, etc.

Mr. Duflo presented to the Board, in an effort to improve communication, a time-line of the process of minor and major subdivisions. The Chair stated that moving forward, the SEQR needs to be completed in order for an application to be considered complete. There was a discussion of the process and possible solutions on how to improve communication. The Chair also discussed that the town AR is different from the NYS Ag Districts.

Next Meeting:

The Planning Board will hold its next regular meeting on Wednesday, February 11, 2025 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 8:13 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Dr. Giaquinto made the motion. Mr. DuFlo seconded the motion and it carried with all voting aye.

Respectfully submitted,

Sharon A. Nebbia
Planning Board Secretary