

**Town of Cape Vincent Planning Board**

**April 8, 2026**

A regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, April 8, 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	Dr. Frank Giaquinto- Vice-Chair
Paul DuFlo	Ed Ponto
Karen Bourcy- alternate	Christine Leech-alternate

**Board Members Excused:** Harvey White

There were 5 visitors.

**Privilege of the Floor:** Mary Jordan asked the Board where the Carleton Island project stands now. It was responded that it may be on the May agenda.

**Approval of Minutes:** Board members on a motion by Dr. Giaquinto and seconded by Mr. DuFlo approved as written the minutes of the March 11, 2026 meeting with the change of location in that the meeting took place at the Town of Cape Vincent Offices and not Recreation Park.

**Old Business: Terry Falzano Minor Subdivision Application  
(Tax map#: 49.00-1-56)**

An updated map was presented to the Board by Mr. Falzano and Mr. Constance. Mr. Falzano switched the lots so they are all on County Route 6. Nothing needed to be done with the culvert and no deed restrictions are needed on the lots. The Board completed the parts 2 and 3 of the SEQR with a negative declaration. Ed Ponto made a motion to accept the application. Paul DuFlo seconded the motion and it carried, unanimously. A Public Hearing has been set for Wednesday, May 13, 2026 at 7 pm.

**Grindstone Group, LLC Site Plan Review Application (Tax Map #: 49.00-1-6.2)**

The Board reviewed the application. The Grindstone Group has a Public Hearing scheduled with the ZBA in May regarding the 7' front and 20' side setback variances required. Dr. Giaquinto made a motion to accept the variances set forth by the ZBA. Mr. Ponto seconded the motion and it carried, unanimously. Mr. Bonvouloir made a motion to accept the application. Mr. DuFlo seconded the motion and it carried, unanimously. Ms. Leech made a motion to set a Public Hearing for May 13, 2026 at 7 pm at Recreation Park. Mr. DuFlo seconded the motion and it carried, unanimously.

**Rivertime Properties (Lucianne LaPierre) Lot-Line Adjustment (Tax Map#'s: 41.00-1-25.4 and 41.00-1-25.2)**

Adam Powers, who represents Ms. LaPierre, presented to the Board a Lot-Line Adjustment for Rivertime Properties. The ZBA did not approve the 5 variances, therefore Ms. LaPierre would like to join the two parcels into one parcel to eliminate some of the variances. Mr. DuFlo made a motion to accept and approve the application. Dr. Giaquinto seconded the motion and it carried, unanimously.

**Rivertime Properties (Lucianne LaPierre) Site Plan Review Application (Tax Map #: 41.00-1-25.4)**

The Board reviewed the updated application. The plan continues to lack 7' on the frontage. The open area/green space is no longer a concern since the lots have now been combined into one. Mr. Powers asked for guidance from the Board to help get approved. The Board discussed the lighting narrative on the application indicating that the lights will shine down. The snow storage has also been addressed in the updated application. The Board discussed the minimum frontage lot versus moving towards the back by 7'. The applicant is attempting to accommodate the back neighbor and trying to maintain the tree line. The Board rejected this application because the application requires front and side setbacks variances from the ZBA.

**New Business: None**

**Subdivision Laws:** Not discussed at this meeting.

**Next Meeting:**

The Planning Board will hold its next regular meeting on Wednesday, May 13, 2025 at 7 p.m. at Recreation Park.

**Meeting Adjourned:** At 7:47 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. DuFlo made the motion. Dr. Giaquinto seconded the motion and it carried with all voting aye.

Respectfully submitted,

Sharon A. Nebbia  
Planning Board Secretary