

**Town of Cape Vincent Planning Board**

**February 11, 2026**

A regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, February 11, 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

Dr. Frank Giaquinto- Vice-Chair  
Ed Ponto  
Christine Leech-alternate

**Board Members Excused:** Karen Bourcy- alternate

There were 4 visitors.

**Privilege of the Floor:** None

**Approval of Minutes:** Board members on a motion by Harvey White and seconded by Dr. Giaquinto approved as written the minutes of the January 14, 2026 meeting.

**Old Business:** None

**New Business: Lucianne LaPierre Sit-Plan Review Application Pre-Conference (Tax map#: 41.00-1-25.4)**

Mr. Adam Powers, who spoke on Ms. LaPierre's behalf, presented maps to the board and described the project. Ms. LaPierre would like to build two self storage buildings on a vacant piece of land adjacent to a property she currently owns. The project is currently also at the ZBA for front and side setbacks variance approval with a public hearing to be held in March. The proposed lot for the project is  $\frac{3}{4}$ -acre. Mr. Powers explained the drainage, etc. There is an existing driveway with a culvert. Minimal lighting is needed. The project has also been referred to the County Planning Board. The possibility of a lot-line shift was suggested to join the 2 lots together to avoid some variances but Ms. Lapierre would like to keep the two separate if possible. After reviewing the plans, it was decided that it is necessary to add the open area requirement to the variance in front of the ZBA. Currently the applicant has roughly 10,000 out of the 30,000 square feet required. The secretary will contact the ZBA chair to make the change to the public hearing notice by adding the open area variance. Ms. Leech inquired about the endangered turtles. Mr. Powers assured her that the turtles are in no harm and they have employees whose job is to watch out for turtles.

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

The Chair presented to the Board members the By-Laws for the Planning Board as of July 13, 2016. He is asking each member to review and submit changes to the Planning Board Secretary.

Changes need to be submitted by March 1, 2026 which is 10 days before the next meeting in order to be voted on. When reviewing, it is important to make sure that the By-Laws, Zoning Laws, and Subdivision Laws all align.

**Next Meeting:**

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

**Meeting Adjourned:** At 8:05 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Dr. Giaquinto made the motion. Mr. White seconded the motion and it carried with all voting aye.

Respectfully submitted,

Sharon A. Nebbia  
Planning Board Secretary