

Town of Cape Vincent Planning Board

June 10, 2026

A regular meeting of the Town of Cape Vincent Planning Board was held on Wednesday, June 10, 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

Harvey White

Karen Bourcy- alternate

Christine Leech-alternate

There were 6 visitors.

Privilege of the Floor: Ann Jordan asked if there were any updates from B&L in regards to Carleton Island. The Chair replied that new SEQR forms need to be submitted.

Ron Jacobs stated that he looked into the request for the Board members to have town emails and is waiting for a response from the Town.

Approval of Minutes: Board members on a motion by Mr. White and seconded by Mr. DuFlo approved as written the minutes of the May 13, 2026 meeting with a unanimous vote.

Old Business:

Letters to be put on record of receipt: The Chair noted that letters were received from Christine Martin emailed May 6, 2026 regarding Carleton Island and from Connor Ingerson from Bond, Schoeneck, and King, PLLC dated May 8, 2026 regarding Carleton Island with his concerns regarding the resubmitted SEQR dated April 1, 2026 from Mr. Clapp. All Board members received copies of the letters which are also in Mr. Clapp's file.

Grindstone Group, LLC Site Plan Review Application Parts 2&3 SEQR (Tax Map #: 49.00-1-6.2)

The Chair and Board members completed Parts 2&3 of the SEQR for the Grindstone Group that was overlooked at May's meeting. A negative declaration was declared.

Terry Falzano Minor Subdivision Application Public Hearing (Tax map#: 49.00-1-56)

The Administrative Assistant made note that Jefferson County replied and it is not their jurisdiction. The Board opened the Public Hearing at 7:13 pm. With no response from the public, the hearing was closed at 7:14 pm. The Chair asked the Board members for comments. When asked individually, there were no comments from the Board members. Mr. White made a motion to approve the application. Dr. Giaquinto seconded the motion and it carried, unanimously.

**New Business: Rivertime Properties, LLC SitePlan Review Application
(Tax Map #: 41.00-1-25.4)**

It was noted that Rivertime Properties, LLC obtained the variance needed from the ZBA at the May meeting which eliminated 4 out of the 5 original variances by obtaining the lot-line adjustment. Mr. Powers, who is Ms. LaPierre's representative, noted that not much else on the site plan has changed. The site plan includes updates from previous public hearings such as lighting, drainage, storage which Mr. Powers explained. There is enough snow storage for an 8 ft. snowfall. Mr. DuFlo inquired on the amount of snow load per foot on the roof. Mr Powers answered with 60 lbs. Mr. Ponto inquired on the roof pitch. Mr. Powers answered that it is a metal roof and it is 1/4 on 12' which is almost flat. The Chair inquired if a highway work permit has been filed with the county because it is commercial. The Board had questions on #'s 9, 13, & 14 on the application which were discussed and amended. Mr. Powers initialed the changes. The Chair questioned about screening from behind the buildings. Mr. Powers replied that he is not sure. There is a possibility there may be trees. The screening was addressed under the project description. With no other questions from the Board on Part 1 SEQR or the application, the Board completed parts 2&3 SEQR in which a negative declaration was declared. Mr. DuFlo made a motion to accept the application. Mr. Ponto seconded the motion and it carried, unanimously. A Public Hearing has been set for Wednesday, July 8, 2026 at Recreation Park in Cape Vincent at 7 pm.

Next Meeting:

The Planning Board will hold its next regular meeting on Wednesday, July 8, 2025 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 7:48 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. White made the motion. Dr. Giaquinto seconded the motion and it carried with all voting aye.

Respectfully submitted,

Sharon A. Nebbia
Planning Board Secretary