

Town of Cape Vincent Planning Board

July 8, 2026

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

Harvey White

Karen Bourcy- alternate

Christine Leech-alternate

There were 17 visitors.

Privilege of the Floor: Christine Martin understands that a new SEQR was submitted by Ron Clapp in April and asked if it has been completed. The Chair stated that NYS has new forms which need to be submitted. She asked if and when there would be a public hearing as well as if there was a good email for contact. The Chair said to send emails to the Town Clerk and they will be forwarded to the Board.

James McQueeney did not realize that what he wanted to talk about was on the agenda.

Ron Jacobs reiterated that the Town Board is working on town emails for the Board.

Approval of Minutes: Board members on a motion by Mr. White and seconded by Dr. Giaquinto approved as written the minutes of the June 10, 2026 meeting with a unanimous vote.

Executive Session: The Board went into executive session from 7:09-7:50. The discussion of litigation was the topic of the session for Carleton Island Villa, Ron Clapp.

Old Business:

Rivertime Properties, LLC SitePlan Review Application Public Hearing

(Tax Map #: 41.00-1-25.4)

The Chair opened the Public Hearing at 7:54. With no comments from the public, the hearing was closed at 7:55pm. The Chair asked for comments from the Board and there were none. Mr. Harvey made a motion to approve the site plan. Dr. Giaquinto seconded the motion and it carried, unanimously.

New Business: Stephen & Deborah Geibel Minor Subdivision Application

(Tax Map#: 30.09-1-65)

An application was submitted to the Board by Stephen and Deborah Geibel to divide a 1.61-acre lot into 2 lots of .75 and .85-acres on Shady Shores Road in Cape Vincent. Mr. James Radley, who is representing Mr. & Mrs. Geibel, stated that the lots were previously individual lots and

were combined for tax purposes. The lots will be re-separated to their original lots. There are no new buildings, each lot meets the zoning requirements, and each lot has its own deed. Mr. Radley answered questions from Board members as they reviewed the application. The Board completed Part 2 & 3 of the SEQR on which a negative declaration was declared. Mr. Ponto made a motion to accept the application. Mr. DuFlo seconded the motion and it carried, unanimously. A Public Hearing was set for Wednesday, August 12, 2026 at 7 pm at Recreation Park in Cape Vincent.

Gene Aubertine Minor Subdivision Application (Tax Map #: 40.00-1-42.3)

An application was submitted to the Board by Gene Aubertine to divide a 107-acre lot into 2 lots of 2.07 and 105-acres at 5160 Favret Road in Cape Vincent. The Board reviewed the application and map. Mr. Aubertine answered questions from the Board as they reviewed the application and map. There was a question regarding the 30' wide easement and right of way. There was a discussion on the width of the right of way. It was determined that since the proposed new lot has road frontage, the right of way is not necessary. The Board completed Part 2 & 3 of the SEQR on which a negative declaration was declared. Mr. White made a motion to accept the application. Dr. Giaquinto seconded the motion and it carried, unanimously. A Public Hearing was set for Wednesday, August 12, 2026 at 7 pm at Recreation Park in Cape Vincent.

Carleton Island Villa Resolution: Mr. DuFlo made a motion to table the resolution until the new Part 1 SEQR forms are submitted by Mr. Clapp. Mr. White seconded the motion and it carried, unanimously.

Next Meeting:

The Planning Board will hold its next regular meeting on Wednesday, August 12, 2025 at 7 p.m. at Recreation Park.

Meeting Adjourned: At 8:38 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