Town of Cape Vincent Planning Board October 14, 2026

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

Board Members Excused: Christine Leech-alternate

There were 6 visitors.

Privilege of the Floor: The Chair read the following statement:
"Good Evening Everyone, My name is Noel Bonvouloir and I am speaking tonight as Planning Board Chair. I want to take a moment to address our community directly regarding the Carleton Villa and clarify where things currently stand. There have been statements on social media suggesting that this board is stalling the process or freezing out the public. I want to state clearly and for the record that these accusations are completely untrue. The Planning Board is doing its job diligently and in strict accordance with the law. To be fully transparent: we have been waiting on essential information and updated required forms from the developer since June 2, 2026. Before we can formally accept the application and declare lead agency to complete the SEQRA environmental review, we must receive all completed and updated information from the applicant. We cannot legally or responsibly move forward with the process or open formal public hearings on incomplete materials. We share the community's desire for a thorough and timely review, but the timeline currently depends entirely on the review process and ensure the public has every opportunity to participate. Thank you for your time and understanding as we follow the proper procedures to serve our town." He then added any message he receives, he sends directly to the Town Clerk so that they are foilable. It is not his intention to stall or bypass any requests. The Chair believed that there was a lot of miscommunication that he wanted to clear up.
Mary Jordan spoke that she has seen on social media where the applicant has said that he is submitting materials. The Chair responded that the Board has not received anything as of yet. Ms. Jordan asked what makes the application complete. The Chair responded that the Board has been waiting on materials since June 2, 2026.
Butch Cullen wanted clarification that the Town is starting over because of the new SEQR forms in which the Chair affirmed. Mr. Cullen also inquired that new letters will be sent to the required agencies. The Chair reiterated that B&L is working for the Town and there are 2 pages of agencies that will be contacted once the updated forms are received. Mr. Cullen requested that

the Planning Board put a time limit on the application. The Chair stated that he can not find anything where a time limit can be imposed. Mr. Cullen stated that he knows it can be done and the Planning Board has a right to impose time limits. Mr. Ponto also reminded Mr. Cullen that the process stopped for months during a lawsuit. Mr. Cullen stated that the Town is spending a lot of money and it is time to stop.

Approval of Minutes: Board members on a motion by Mr. White and seconded by Dr. Giaquinto approved as written the minutes of the September 9, 2026 meeting with a unanimous vote.

Old Business: None

New Business: Derek Farney Minor Subdivision Application (Tax Map #: 59.08-1-17)
Mr. Spencer Sudduth, a representative from Mr. Paul Bragger's office, who is representing Mr. Farney, distributed maps to the Planning Board. Mr. Farney would like to subdivide 1.353-acres into 2 lots that would be undersized and unconforming. Dr. Giaquinto asked for the mean high water marks as they are not indicated on the map and are used for boundary lines. The Chair spoke to Mr. Bragger yesterday who is aware that the lots are not the required size. The mean high water marks need to be indicated on the map to set the boundary lines. Mr. Ponto inquired if the 2 lots proposed are based on the marsh line or the high mean water mark which is 245.6 feet above sea level. The Chair stated that the applicant needs to be referred to the ZBA for a variance due to the 2 proposed lots being under ¾ acres which is what is required. There was a small discussion on whether it is deeded to the center or the edge of the right-of-way.

Bryan Stumpf Minor Subdivision Application (Tax Map #: 49.00-1-33.1)
Mr. Stumpf submitted an application to the Board to subdivide 47.18-acres into 2 lots of 1.43 and 45.75-acres. The Chair asked if the driveway will be on Route 12E. Mr. Stumpf confirmed it will be and has already talked to DOT. Mr. Stumpf stated that the property is an old pasture where he sees potential for a residential lot. The lot is in the AR district. The lot is pretty consistent with other lots along 12E. The Board then completed parts 2 and 3 of the SEQR and declared a negative declaration. Mr. White made a motion to accept the application. Mr. DuFlo seconded the motion and it carried, unanimously. A Public Hearing will be held on Tuesday, November 10, 2026 at 7pm at Recreation Park in Cape Vincent.

Other: The Chair brought to the attention of the Board the Department of County Planning and Development Resolution 204 which the members received at the September meeting. After reviewing the document, the Chair believes that this is a Town Board issue. After the resolution is accepted, the requirements of when a 239-m County Planning Board referral is needed will change. It was a unanimous vote to send the resolution to the Town Board.

Next Meeting:
The Planning Board will hold its next regular meeting on Tuesday, November 10, 2025 at 7 p.m. at Recreation Park due to Wednesday, November 11 being a Federal holiday.

Meeting Adjourned: At 7:45 p.m., with no further business, the Chair asked for a motion for the meeting to be adjourned. Mr. DuFlo made the motion. Mr. Ponto seconded the motion and it carried with all voting aye.

Respectfully submitted,

Sharon A. Nebbia
Planning Board Administrative Assistant