

**TOWN OF CAPE VINCENT
ZONING BOARD OF APPEALS**

March 3, 2014

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on March 3, 2014, at Recreation Park. The meeting conducted by the Board Chair, Dennis Faulknham, opened at 6 p.m. with the Pledge of Allegiance.

Board Members Present: Dennis Faulknham, Chair
Hester Chase
David Docteur
Edward Hludzenski
Joseph Martin - arrived at 6:07 p.m.
Michael Saliby, Alternate
Ed Bender, Alternate

Others: James Millington, Town ZEO
Kathleen Pierce, Board Secretary

There were six visitors.

The Chair asked Mr. Bender to sit in for Mr. Martin as he was not present at the start of the meeting.

Privilege of the Floor: No comments

Approval of Minutes:

Board members reviewed and approved, as written, the minutes of the February 3, 2014, meeting.

Old Business:

- BP Renewal of Met Tower Permits – The Chair informed board members that a letter was sent to Mr. Bender dated February 24, 2014, from BP Wind Energy. Since Mr. Bender is not the Chair of the ZBA, he forwarded the letter on to Mr. Faulknham. The letter stated that BP is divesting its assets in wind development and terminating unsold assets, which includes the Cape Vincent Wind Farm, and is withdrawing from the NYS Article X permitting process. The letter also served as notice that BP was withdrawing the Special Use Permit applications for the meteorological towers in the Town. It is BP's intent to remove the existing towers "...as soon as reasonably possible this spring when the weather allows them to be removed safely..." With this information and notice from BP, the Chair indicated the public hearing scheduled for tonight's meeting was no longer necessary.
- The Chair reported that the Fourth Coast solar energy training held on February 27 was well attended with members of both the Planning and ZBA boards. It was informative and those in attendance felt they gained a lot of information that would be useful to them, especially those serving on the committee to revise the current Zoning Law.

New Business:

- A Special Use Permit (SUP) application was submitted by The Resort at Snug Harbor. The Chair gave a copy of the application to each board member. The application included a detailed drawing of the overall proposed project and a drawing with one, two, and three bedroom lot configurations that included leach fields. The owners were required to submit a SUP as they want to change the designation of the existing manufactured home park to a

recreational park. The board reviewed the application and discussed the proposed project and the differences between a manufactured (mobile) home park and a recreational park. The Chair accepted the application and set a public hearing for April 7, 2014, at 6 p.m. The owners will be contacted regarding the public hearing.

Item for Information:

The 25th Annual Local Government Conference will be held at JCC on March 27, 2014.

Next Meeting: The ZBA will meet on Monday, April 7, 2014, at 6 p.m. at Recreation Park.

Adjournment: At 6:26 p.m., with no further business, the Chair asked for a motion to adjourn. Mr. Bender made the motion; seconded by Mr. Hludzinski and carried; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
ZBA Secretary