

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

April 6, 2015

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on April 6, 2015, 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
Michael Saliby, Alternate
Geoffrey Culkin, Alternate

Other: James Millington, ZEO – excused

There were two visitors.

Privilege of the Floor: None

Approval of Minutes:

The Board reviewed the minutes of the March 2, 2015, meeting and approved them as written.

New Business:

Gerald Aubertine – Application for a Variance- Robert Busler of LaFave, White & McGivern, L.S., P.C., was present representing Mr. Aubertine. The Chair asked him to share with board members the details of the application for an area variance. He shared that Mr. Aubertine is buying a portion (0.38-acre) of Tax parcel #30.00-1-5 (Mason property). After acquiring the parcel, Mr. Aubertine will request from the Planning Board a lot-line adjustment and then wants to subdivide Tax parcel #29.16-1-2.4 into two lots. The first lot will be 1.1-acres and the second a 0.67-acre lot. The second lot would be a non-conforming lot size per the Town Zoning Law, Section 3.3, River Front District, paragraph 2. “Lot Requirements.” Mr. Aubertine needs a variance before he can go to the Town Planning Board with a subdivision application. Board members reviewed the application, aerial photographs, and tax maps of the property and asked Mr. Busler questions regarding the requested variance. The Chair accepted the application and paperwork and set a public hearing for May 4, 2015, at 6 p.m.

Item for Discussion:

Board members shared that the Tug Hill Commission’s 26th Annual Local Government Conference held on March 26, 2015, was worthwhile with informative workshops. Ms. Chase made a motion that the minutes of the ZBA board be shared with all members of the Town’s boards. Board members discussed this briefly, but Ms. Chase withdrew the motion and asked that the topic be revisited in the future.

Next Meeting: The ZBA will meet on May 4, 2015, at 6 p.m. at Recreation Park.

Adjournment: At 6:35 p.m., with no further business, Mr. Martin made a motion to adjourn, seconded by Mr. Hludzenski; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
ZBA Secretary