

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

May 1, 2017

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on May 1, 2017, at Recreation Park. The Chair opened the meeting at 6 p.m. with the Pledge of Allegiance.

Board Members Present: Hester Chase
Dennis Faulknham
Edward Hludzinski, Chair
Geoffrey Culkin
William DeSouza, Alternate

Other: James Millington, ZEO

Board Members Absent: Michael Saliby
Stephen Docteur, Alternate

There were four visitors.

Privilege of the Floor: None

The Chair asked Alternate DeSouza to sit in for Mr. Saliby and to participate in the meeting.

Approval of Minutes:

The Board reviewed and approved the minutes as written of the April 3, 2017, meeting.

Old Business: None

New Business:

The Chair shared that the board has three applications for requests for area variances. They are:

John and Faye Carr – Area Variance -- The Carrs are requesting an area variance of 5' or less side setback per the local Zoning Law, Section 3.3, paragraph 2., Lot Requirements, to build a 24'x36' single-story bunkhouse in the River Front District at 33299 State Route 12E, Town of Cape Vincent, Tax Map #40.09-1-2.2. Board members reviewed the application and asked the contractor, Toby Dwyer, questions regarding the proposed project. The Chair accepted the application and set a public hearing for the meeting of June 5, 2017.

Thomas Ruffrage – Area Variances -- Mr. Ruffrage is requesting area variances of 13½' or less side setback and 30' or less front setback per the local Zoning Law, Section 3.3, paragraph 2., Lot Requirements, to add a 12'x14'6" addition to an existing deck in the River Front District at 35745 Beadles Point Road, Tax Map #29.66-1-26, Town of Cape Vincent. Board members reviewed the application and the drawings of the proposed deck. Mr. Ruffrage was not in attendance to answer any questions. The Chair accepted the application and set a public hearing for the meeting of June 5, 2017.

Thomas J. Burge – Area Variance -- Mr. Burge is requesting an area variance of 6'5" or less side setback per the local Zoning Law, Section 3.3, paragraph 2., Lot Requirements, to build a 26'x16'6"x30'6" addition in the River Front District at 34653 Ross Lane, Tax Map #40.25-1-3, Town of Cape Vincent. Mr. Burge was present and answered questions board members had during the review of his application and drawings of the proposed addition. The Chair accepted the application and set a public hearing for the meeting of June 5, 2017.

Items for Information:

- The Chair reminded board members that a copy of the certificate of completion for training held in March at JCC by the Tug Hill Commission should be given to the Town Clerk for their files.
- The Chair shared that the Joint Town and Village of Cape Vincent Comprehensive Plan is due for review. A notice had been posted looking for volunteers to review the Plan. There was one response from a Village resident. Supervisor Suller attended a Village Trustees meeting, and it was decided that the Town's Boards (Council, Planning, and ZBA) and the Village's Boards (Trustees, Planning, and ZBA) would review the Plan and anyone with suggested changes should send them to the Town Supervisor by June 1, 2017.
- The Chair informed the board that the Town's Planning Board was beginning a review of the Zoning Law for proposed revisions. He asked board members for input on suggested revisions. He will pass any comments along to the Planning Board for inclusion in the revision. The Planning Board will give all proposed revisions to the Town Board for their consideration and final determination.

Next Meeting: The ZBA will meet on Monday, June 5, 2017, at 6 p.m. at Recreation Park.

Adjournment: At 6:30 p.m., with no further business, the Chair asked for a motion to adjourn. Mr. Culkin made the motion. Ms. Chase seconded; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
ZBA Secretary