

**Town of Cape Vincent Zoning Board of Appeals**

**March 5, 2018**

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on March 5, 2018, at Recreation Park. The Chair opened the meeting at 6 p.m. with the Pledge of Allegiance.

**Board Members Present:** Ed Hludzinski, Chair  
Geoffrey Culkin  
Michael Saliby  
Steve Docteur, Alternate

**Board Members Excused:** Dennis Faulknham  
Hester Chase

**Board Members Absent:** William DeSouza is no longer an alternate

**Other:** Jim Millington-ZEO

There were 6 visitors.

**Privilege of the Floor:** None

**Approval of Minutes:** The board reviewed and approved the minutes of the February 5, 2018 minutes. Mr. Culkin noted that when speaking about the soil being clay in regards to the Davis application, it was Mr. Faulknham who made the comment not Mr. Culkin. Minutes were accepted with the amended sentence changing Mr. Culkin to Mr. Faulknham.

**Old Business:**

**Public Hearing- Richard Vernetti- Area Variance**

The public hearing on the application of Mr. Vernetti opened at 6:02 p.m. The Chair asked for comments from the public.

Mr. Jarvis Radley- had concerns with the elevation and drainage onto his property. There was a discussion between Mr. Radley and Mr. Steve Hall who is representing Mr. Vernetti. The Chair reiterated that due to the property being a corner lot, there are two sides and two fronts, therefore Mr. Vernetti is asking for an 8' front variance facing Sunset Lane. Mr. Radley was pleased with the outcome of the discussion.

The Chair asked Mr. Hall if the garage could be moved closer because the lesser the percentage, the easier to grant a variance. Mr. Hall stated that he could possibly move one to two feet due to the septic system and leach field.

The Chair asked for comments or concerns from the board and there were none.

The Chair asked for a motion on the 8' front variance facing Sunset Lane.

Mr. Culkin made a motion to grant the variance, Mr. Docteur seconded the motion and carried (4-0), all aye.

The Chair noted that he decided not to go through the Area Variance Finding due to no board members having any comments. All paperwork will be sent to Mr. Hall on Mr. Verneti's behalf.

**Tug Hill Training:** The Chair reminded board members of the 29th Annual Tug Hill Local Government Conference on March 29, 2019 at JCC.

**New Business:** None

**Next Meeting:** The ZBA will meet on Monday, April 2 , 2018 at 6 p.m. at Recreation Park.

No Public Hearing scheduled.

**Meeting Adjourned:** With no further business, the Chair asked for a motioned to adjourn at 6:12 pm. Mr. Saliby made the motion, seconded by Mr. Culkin; all voting aye.

Respectfully submitted,

Sharon A. Turner  
ZBA Secretary