

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, March 4, 2019, at Recreation Park. The Chair opened the meeting at 6 p.m. with the Pledge of Allegiance.

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

Board Members Excused: Dennis Faulknham

Other: David Rowe- Temporary ZEO- **Absent**

There was 1 visitor.

Privilege of the Floor: none

Approval of Minutes:

The board reviewed and approved the minutes as written of the February 4, 2019 meeting.

Old Business: None

New Business: Michael Nebbia Area Variance Application

Board members were given a copy of an application for an area variance located at 27678 Lisa Dr., Cape Vincent, NY 13618, Tax Map# 59.06-1-16.11 submitted by Michael Nebbia. Mr. Nebbia would like to subdivide his parcel of land into various lots and the subdivision 5:1 ratio specified in Section 520, paragraph 3 of the Subdivision Law is not met. Mr. Nebbia stated that this is vacant land that will be sold to some of the existing property owners on Lisa Dr. He submitted a map that was agreed upon by the potential buyers after many months of negotiations between the land owners and Mr. Robert Busler, the surveyor. It was noted that 4 out of the 7 proposed new parcels are not in compliance with the 5:1 ratio criteria, but all are conforming lots. The Board reviewed and discussed the application. Mr. Saliby recused himself from the discussion and participation in the final decision by the board. The Board accepted the application and Public Hearing has been set for April 1, 2019 at 6 p.m. at Rec Park in Cape Vincent, NY.

Next Meeting: The ZBA will meet on Monday, April 1, 2019 at 6 p.m. at Recreation Park.

Meeting Adjourned: At 6:13 p.m., with no further business, the Chair asked for a motion to adjourn. Mr. Culkin made the motion. Mr. Docteur seconded; all voting aye.

Respectfully submitted,

Sharon A. Turner
ZBA Secretary