

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on December 2, 2019, at Recreation Park. The Chair opened the meeting at 6 p.m. with the Pledge of Allegiance.

Board Members Present: Ed Hludzinski, Chair
Dennis Faulknham

Craig Stevenson
Michael Nebbia, Alternate

Board Members Excused: Geoffrey Culkin

Steve Docteur

Other: Cody Higgins, ZEO

There were 0 visitors.

Privilege of the Floor: none

Approval of Minutes:

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

Old Business:

Peter Carlevatti Area Variance Public Hearing at 33741 Carleton Drive West, Cape Vincent, NY 13618 (tax map# 40.09-1-91)

The Chair opened the Public Hearing at 6:01 pm. With no comments, the hearing was closed at 6:01 pm. The Chair and the Board reviewed Mr. Calevatti's request for a 7 ft. side variance in order to erect a garage. There was a discussion on whether the garage could be moved closer to the house or not. The Board read and discussed the e-mail sent by Mr. Carlevatti disclosing his reasons for the garage not to be closer to the house which included relocation of the propane tank and fuel line as well as the air conditioning compressor and line set. Most of all attaching the garage to the house provides no practical access to the inside of the house as the master bedroom and bath are located on that side of the house. Mr. Faulknham addressed that the Town of Cape Vincent Comprehensive Plan which indicates a desire to keep open space along Route 12E and the River. He also states the tank and the line can be moved, and in addition since there are no windows or door on the portion of Mr. Carlevatti's cottage adjacent to the proposed garage there is no change to his options of practical access. Mr. Faulknham also pointed out under "Area Variance Criteria" it states "Grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community".

Mr. Faulknham made a motion to deny the request based on a substantial variance. Mr. Hludzinski seconded the motion. The request was denied by a 2 to 2 vote.

New Business: None

Next Meeting: The ZBA will meet on Monday, January 6, 2020 at 6 p.m. at Recreation Park.

Meeting Adjourned: At 6:22 p.m., with no further business, the Chair adjourned the meeting.

Respectfully submitted,
Sharon A. Turner
ZBA Secretary