

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, May 3, 2021, at Recreation Park. The Chair opened the meeting at 6:00 p.m. with the Pledge of Allegiance.

Board Members Present: Ed Hludzinski, Chair
Steve Docteur Michael Nebbia
Darrel Aubertine Charles DeRose

Board Members Excused: Craig Stevenson, Vice Chair

Other: Cody Higgins, ZEO

There were 3 visitors.

Privilege of the Floor: none

Approval of Minutes:

Board members on a motion by Mr. Nebbia and seconded by Mr. Docteur reviewed and approved the minutes as written of the April 5, 2021 meeting.

Old Business: Daniel A. Wiley Area Variance Application Public Hearing at 35865 NYS Rte. 12E, Cape Vincent, NY 13618 (Tax Map #: 29.16-1-41)

The Chair stated that after reviewing the Zoning Laws, once a variance is granted for the property there is no expiration date. Since Mr. Wiley was previously granted a variance for the same footprint, there is no need to approve another variance. Mr. Aubertine made a motion to vote that there is no need to hold a Public Hearing since there is no expiration on the previously granted variance. Mr. Docteur seconded the motion and all approved, aye.

New Business: Mary Anne Wiley Townsend Area Variance Application at 8288 Strauss Blvd, Cape Vincent, NY 13618 (Tax Map#: 30.09-1-8)

Board members reviewed the application submitted by Ms. Townsend. Ms. Townsend is requesting a 4' variance on the west side of the house and 2' variance on the east side of the house as well as a 2' variance on the east side of the garage in order to build a new house. The Board changed the variance requested on the west side of the house from 6' to 4', the variance requested on the east side of the house from 8' to 2', and the variance on the east side of the garage from 8' to 2' on the application. The ZEO stated that the existing house is in very poor condition and the lot is very narrow. The new house would be a vast improvement. The board discussed and accepted the application. A public hearing has been set for Monday, June 7, 2021 at 6 pm at Recreation Park.

Frederick Bach Area Variance Application at 8291 Catfish Pt. Rd., Cape Vincent, NY 13618 (Tax Map#: 29.16-1-32.1)

Board members reviewed the application submitted by Mr. Bach. Mr. Bach is requesting a 5' side variance and a 10' front variance in order to put up a new storage shed. The Board added the 10' front variance to the application. The shed would not block any view as it would be on the terrace. The board discussed and accepted the application. A public hearing has been set for Monday, June 7, 2021 at 6 pm at Recreation Park.

Training: The Chair reminded the Board that 4 hours of training need to be completed this year. An email with training opportunities was sent out from the county today.

Next Meeting: The ZBA will meet on Monday, June 7, 2021 at 6 p.m. at Recreation Park.

Meeting Adjourned: With no further business, Mr. Aubertine made a motion to adjourn the meeting. Mr. Nebbia seconded the motion and the Chair adjourned the meeting at 6:16 pm.

Respectfully submitted,

Sharon A. Nebbia
ZBA Secretary