

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, October 4, 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

Craig Stevenson, Vice Chair

Michael Nebbia

Board Members Absent: Darrel Aubertine

Charles DeRose

Other: Cody Higgins, ZEO - present

There were 2 visitors.

Privilege of the Floor: none

Approval of Minutes:

Board members on a motion by Mr. Stevenson and seconded by Mr. Nebbia reviewed and approved the minutes as written of the September 7, 2021 meeting.

Old Business: None

New Business: Christopher Malinowski Area Variance Application at 33753 Old Farm Road, Cape Vincent, NY 13618 (tax map# 40.09-1-51)

Board members reviewed the application submitted by Mr. Malinowski. Mr. Malinowski is requesting a 16-foot front setback variance in order to build a garage. After being granted a variance last October, Mr. Malinowski realized that the garage would be too close to the road and there would not be enough room for parking, therefore is asking for a variance to move the garage closer to the water. After reviewing the application, the Chair asked for a motion to approve the application. Mr. Stevenson made a motion to accept the application. Mr. Docteur seconded the motion. All approved, aye. A Public Hearing has been set for Monday, November 1, 2021 at 6 pm at Recreation Park.

Other: The Chair reminded Board members to complete the necessary 4 hours of training before Dec. 31, 2021.

The Chair noted that Mr. Nebbia and Mr. DeRose's terms expire December 31, 2021. A letter of intent needs to be submitted to Michelle Bouchard, Town Clerk, if wish to remain on the Board. Alan Wood, Town Council, was present at the meeting. He wanted to let the ZBA Board be aware that a raise for the Board Members and Secretary has been included in the new Town budget.

Next Meeting: The ZBA will meet on Monday, November 1, 2021 at 6 p.m. at Recreation Park.

Meeting Adjourned: With no further business, Mr. Stevenson made a motion to adjourn the meeting. Mr. Nebbia seconded the motion and the Chair adjourned the meeting at 6:11 pm.

Respectfully submitted,
Sharon A. Nebbia ZBA Secretary