

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

Board Members Present: Ed Hludzenski, Chair Craig Stevenson, Vice Chair
 Michael Nebbia Darrel Aubertine
 Charles DeRose

Board Members Absent: Steve Docteur

Other: Cody Higgins, ZEO - present

There were 0 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: Jeremy Parrett Public Hearing for Area Variance Application at 33775 Carleton Dr., Cape Vincent, NY 13618 (Tax Map #: 40.09-1-92)

The Secretary and the ZEO confirmed that the certified receipts have not been received. The ZEO stated that he has attempted to contact Mr. Parrett and he has not been successful. Mr. Aubertine made a motion to waive the requirement of having the certified receipts in order to conduct the public hearing. Mr. DeRose seconded the motion. There was a discussion regarding the motion. Mr. Stevenson did not agree with the motion. Mr. Aubertine defended the motion with the argument that any action decided tonight would be pending until receipts are received. Mr. Stevenson stated he would like to table the hearing until the next meeting. There was a discussion debating the deadline as to when the receipts should be received. The Chair made a motion to table the public hearing until next month. Mr. Nebbia seconded the motion. The motion was passed with 4 ayes and 1 nay (Mr. Aubertine). The public hearing will be tabled until January 3, 2022 at 6 pm.

New Business: None

Other: Malinowski Area Variance update: When measuring from the mean high water, one is to use the natural mean high water line and not man-made.

The Chair reminded Board members to complete the necessary 4 hours of training before Dec. 31, 2021. The NYS Tug Hill Commission will hold its annual training on April 19, 2022 at a new location at the Turning Stone Event Center. More information will be coming soon.

Next Meeting: The ZBA will meet on Monday, January 3, 2022 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 6:13 pm.

Respectfully submitted,
Sharon A. Nebbia, ZBA Secretary