## Town of Cape Vincent Zoning Board of Appeals

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, August 28, 2023, due to Labor Day, at Recreation Park. The Chair opened the meeting at 6:00 p.m. with the Pledge of Allegiance.

<b>Board Members Present:</b>	Ed Hludzenski, Chair	Michael Nebbia
	Darrel Aubertine	Bill DeSouza, Alternate

**Board Members Absent:** Craig Stevenson, Vice Chair Steve Docteur **Other:** Cody Higgins, ZEO - excused

There were 0 visitors. **Privilege of the Floor**: None **Approval of Minutes:** Board members approved the minutes of the August 28, 2023 meeting.

## Old Business: none

## New Business: Francis Letizia, Jr. Area Variance Application (Tax Map #: 59.06-1-21)

Board members reviewed the application submitted by Mr. Letizia. Mr. Letizia is requesting a 21' front setback area variance from the Zoning Law, Section 3.1, Paragraph 2 (Table 1) to build a deck. Mr. Letizia was not present at the meeting. Upon discussion, the Board had unanswered questions based on the application. Mr. Nebbia made a motion to accept the application. Mr. Aubertine seconded the motion and it carried, unanimously. A Public Hearing has been set for Monday, November 6, 2023 at 6 pm at Recreation Park in Cape Vincent. The Chair will visit the property this week to clarify questions and will inform the secretary and the Board of any changes.

Next Meeting: The ZBA will meet on Monday, November 6, 2023 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 6:24 pm.

Respectfully submitted,

Sharon A. Nebbia ZBA Secretary