The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, June 3, 2024 at Recreation Park. The Chair opened the meeting at 6:00 p.m. with the Pledge of Allegiance.

Board Members Present: Ed Hludzenski, Chair Michael Nebbia

Bill DeSouza Darrel Aubertine

Board Members Absent: Steve Docteur, alternate **Board Member Resigned:** Craig Stevenson, Vice Chair

Other: Cody Higgins, ZEO -excused

There were 5 visitors.

Privilege of the Floor: None

Approval of Minutes:

Board members approved the minutes of the May 6, 2024 meeting with a motion made by Mr. Aubertine, seconded by Mr. DeSouza and the motion carried with a unanimous vote.

Old Business: Carleton Villa, LLC (Ron Clapp) Special Use Permit Public Hearing (Tax Map#: 39.27-1-16)

The Public Hearing remains open and is currently in the hands of the Planning Board. Judge McClusky has ordered a stop-work order at the request of TILT. The Planning Board has not yet taken action on the SEQR, therefore the ZBA can not yet take action.

New Business: Mike Silver Area Variance Application (49.18-1-18).

Mr. Silver has submitted an area variance application requesting a 4 foot front variance at 29141 Wilson Point Circle, Cape Vincent, NY 13618. He is proposing to build the waterfront side of an addition that would be flush with the existing home. The Board discussed and accepted the application. A Public Hearing will be held on Monday, July 1, 2024 at 6pm at Recreation Park in Cape Vincent.

The Chair made a motion to move Darrel Aubertine up to Vice-Chair. Mr. DeSouza seconded the motion and the motion carried with a unanimous vote.

Next Meeting: The ZBA will meet on Monday, July 1, 2024 at 6 p.m. at Recreation Park.

Meeting Adjourned: With no further business, Mr. Aubertine made a motion to adjourn the meeting. Mr. DeSouza seconded the motion and the Chair adjourned the meeting at 6:07 pm.

Respectfully submitted,

Sharon A. Nebbia ZBA Secretary