

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, November 4, 2024 at Recreation Park. The Chair opened the meeting at 6:00 p.m. with the Pledge of Allegiance.

Board Members Present: Ed Hludzinski, Chair
Michael Nebbia Sarah Dayton
Board Members Excused: Bill DeSouza
Board Members Absent: Darrel Aubertine, Vice-Chair
Other: Cody Higgins, ZEO - **excused**

There were 2 visitors.

Privilege of the Floor: None

Approval of Minutes:

Board members approved the minutes of the October 7, 2024 meeting with a unanimous vote.

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

No new update from the Planning Board on the status of the Carlton Island SEQR.

Lyle Wood Special Use Permit (Tax map #: 40.00-1-1.1)

This application remains on the table until we hear from the DEC on the SEQR completion.

New Business: Ann Clobridge Variance Application (Tax map#: 59.12-1-34.1)

Mr. Rob Busler, who is representing Ms. Clobridge, submitted an area variance and depth-to-ratio variance at 3024 Fox View Lane, Cape Vincent to the Board. Mr. Busler was referred to the ZBA after submitting a Lot-Line Adjustment (LLA) to the Planning Board regarding tax parcels 59.12-1-34.1 and 59.12-1-37. Tax parcel 34.1 is owned by Clodbridge Living Trust and 37 is owned by Bonvouloir Living Trust. The LLA is seeking approval to transfer a 1.71- acre portion of tax parcel 34.1 to Bonvouloir with the intent to have it merge with tax parcel 37. There is a building on the 1.71-acre parcel being transferred to Bonvouloir. Clobridge will retain a .75 acre portion of tax parcel 34.1 occupied by a cottage and garage. The proposed boundary line is located between the Clobridge garage and Bonvouloir building which will no longer meet the setback requirements. Therefore, a 3’11” side setback variance is being requested which is the first variance. The second variance request is in regards to Section 520, Paragraph 3 of the Town of Cape Vincent Subdivision Law which states that extremely elongated lots having a depth to width ratio greater than 5:1 Shall be avoided. The new proposed Clobridge parcel is in

a 13:1 ratio. A variance is being requested because in order to meet the 5:1 depth:width ratio, the depth of the lot will need to be decreased and as a result will not meet the minimum .75-acre requirement. Mr. Nebbia made a motion to accept the applications as complete. Sarah Dayton seconded the motion and it carried, unanimously. A Public Hearing has been set for Monday, December 2, 2024 at 6 pm at Recreation Park in Cape Vincent, NY.

Rick Blocker Area Variance Application (Tax Map#: 40.09-1-39.2)

Rick Blocker submitted to the Board an application for an area variance at 33881 Mance Dr., Cape Vincent, NY. He is requesting a 3' rear variance in order to replace an existing shed with a new garage. The Chair mentioned that he discussed with Mr. Blocker that two variances are needed. After a discussion with the Board, the application was changed to add a 3' side variance as well. Sarah Dayton made a motion to accept the application. Mr. Nebbia seconded the motion and it carried, unanimously. A Public Hearing has been set for Monday, December 2, 2024 at 6 pm at Recreation Park in Cape Vincent, NY.

Next Meeting: The ZBA will meet on Monday, December 2, 2024 at 6 p.m. at Recreation Park.

Meeting Adjourned: With no further business, Mr. Nebbia made a motion to adjourn the meeting. Mrs. Dayton seconded the motion and the Chair adjourned the meeting at 6:21 pm.

Respectfully submitted,

Sharon A. Nebbia
ZBA Secretary