

**VILLAGE OF CAPE VINCENT  
ZONING BOARD OF APPEALS**

**October 2, 2012**

The Village of Cape Vincent Zoning Board of Appeals held a meeting on October 2, 2012, at the Village Offices on E. Joseph Street. The meeting conducted by the Board Chair, Perry Golden, opened at 5:06 p.m. with the Pledge of Allegiance.

Board Members Present: Perry Golden, Chair  
Michele Carlton  
Michelle Oswald

Others: Kathleen Pierce, Board Secretary

There was one visitor.

**Approval of Minutes:**

The minutes of the July 18, 2012, meeting were reviewed and approved as written on a motion by Michele Carlton, seconded by Michelle Oswald, and carried; all voting aye.

**Public Hearing:**

Mr. Golden opened the public hearing at 5:08 p.m. concerning the application of Steve Gippe for a variance of local Zoning Law, Article 4, Section 4.1, paragraph D., Dimensional Requirements, for a 10'x12' tool/storage shed at his residence at 1071 Pine Street, Cape Vincent, NY, Tax Map #39.82-1-50-31. The property is owned by the Doud Living Trust. Board members discussed the six-foot area variance with Mr. Gippe and reviewed drawings of the proposed location of the shed. The board, after a lengthy discussion, determined that they will approve the variance with the stipulation that a copy of the portion of the Doud Living Trust designating who the administrator of the Trust is and a letter from that administrator granting Mr. Gippe approval to erect a 10'x12' shed on the property is received by the Chair of the Board. After receipt of that paperwork, the Board will grant final approval of the variance. There were no adverse comments, either verbally or in writing, received by the board and the public hearing was declared closed at 6 p.m.

The second public hearing concerning the application of Clare Moore for a variance of local Zoning Law, Article 4, Section 4.1, paragraph D., Dimensional Requirements, for a 16' x 22' addition on the rear of her house at 366 W. Joseph Street, Cape Vincent, NY, Tax Map #49.24-1-34, opened at 6:02 p.m. One letter was received from an adjoining neighbor, Chris Parker, in support of the proposed addition to the house. There were no other comments received from any other neighboring property owners. Board members reviewed the application and drawings as submitted by Ms. Moore and gave input on the five questions to be answered on the "Area Variance Findings and Decision" paperwork to be filed. Chair Golden asked for a motion to

approve the area variance. Mrs. Oswald made the motion to grant the area variance, seconded by Mrs. Carlton; all voting aye (3-0). Mr. Golden declared the public hearing closed at 6:10 p.m.

**Next Meeting:** The next ZBA meeting is November 6, 2012, at 5 p.m. at the Village Office, if necessary.

**Adjournment:** With no other business, Mr. Golden asked for a motion to adjourn the meeting at 6:15 p.m. Mrs. Oswald made the motion. Mrs. Carlton seconded and carried; all voting aye (3-0).

Respectfully submitted,

Kathleen M. Pierce  
ZBA Secretary