

**Village of Cape Vincent
Zoning Board of Appeals**

August 29, 2023

The Village of Cape Vincent Zoning Board of Appeals held a meeting on August 23, 2023, at the Village Offices on E. Joseph Street. The Chair called the meeting to order at 7 p.m. and opened with the Pledge of Allegiance.

Board Members Present: Michele Carlton, Chair
Perry Golden
Doug Putnam

Visitors: One

The Chair began by thanking former board member, George Mingle, for his service on the board and welcomed Perry Golden to the board.

New Business: Public Hearing: Patrick Lawrence – Area Variance The public hearing was opened at 7:02 p.m. The Chair asked Mr. Lawrence to give a description of his project. The Chair asked the board if they had any comments or questions on the proposed 3 ½' variance (side setback) to construct a 6'x12' porch with steps in the front of the house at 1087 E. Joseph Street, Cape Vincent, NY, Tax Map #39.82-132.2. No negative comments received. Chair read each of the criteria when considering an area variance and asked for input from board members as she read each:

- a. an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties;
- b. the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance;
- c. the requested variance is substantial;
- d. the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood, and
- e. the alleged difficulty was self-created.

After the discussion on the criteria, the Chair asked for a motion on the variance. Mr. Golden made a motion to approve the 3½ foot area variance. Mr. Putnam seconded and carried; all voting aye.

In other New Business, two applications for an area variance were submitted. The first application was submitted by George and Marcia Mingle for a handicap ramp to a front porch door at 314 S. Esselstyne Street, Tax Map #49.25-1-79. Board members reviewed the application for an 1½' front variance. Board members said they would visit the site. Questions they had about the ramp would be asked of the contractor. The second application was submitted by Christopher Nagle for an 8-foot side setback to replace an existing shed with a 24' storage shed on the northern edge of the property at 168 N. Real Street, Tax Map# 39.81-1-28.

Board members reviewed the application but had questions that would be directed to the Zoning Officer. Public Hearings will be set once all questions are answered. Neighbors surrounding the properties will be notified of the hearings.

Adjournment: With no further business, the Chair made a motion to adjourn the meeting at 7:31 p.m. Mr. Golden seconded; all voting aye.

Respectfully submitted,

Kathleen M. Pierce
ZBA Secretary