

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

**September 25, 2023**

The Village of Cape Vincent Zoning Board of Appeals held a meeting on September 25, 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: None

**Old Business:**

**Minutes:** The Board on a motion by D. Putnam and seconded by M. Carlton approved, as written, the minutes of the August 29, 2023, meeting.

**New Business: Public Hearing: George and Marcia Mingle – Area Variance** The public hearing was opened at 7:02 p.m. The Chair asked the board if they had any comments or questions on the 12' variance (front setback) to construct a handicap ramp at 314 Esselstyne Street, Tax Map #49.25-1-79. One comment was received. The Chair read each of the criteria when considering an area variance and asked for input from board members after she read each:

- a. an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties; (No – 3-0)
- b. the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance; (No – 3-0)
- c. the requested variance is substantial; (No – 3-0)
- d. the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood, and (No – 3-0)
- e. the alleged difficulty was self-created. (No – 3-0)

Hearing was closed at 7:12 p.m. and Board members voted 3-0 to approve the requested variance.

**Public Hearing: Christopher Nagle – Area Variance** The public hearing was opened at 7:13 p.m. The Chair asked the board if they had any comments or questions on the requested 8' variance (rear setback) to replace the existing shed with a larger shed 12'x24' at 168 No. Real Street, Tax Map #39.81-1--28. Each board member had visited the site and each expressed concerns of safety (fire equipment) and maintenance in the placement of the new shed. One comment was received by mail and was read by the Chair. Chair read each of the criteria when considering an area variance and asked for input from board members after she read each:

- a. an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties; (Yes – 3-0)

- b. the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance; (Yes – 3-0)
- c. the requested variance is substantial; (Yes – 3-0)
- d. the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood, and (Yes – 3-0)
- e. the alleged difficulty was self-created. (Yes – 3-0)

The public hearing was closed at 7:32 p.m. Board members voted 3-0 to deny the requested variance.

**Adjournment:** With no further business, the Chair made a motion to adjourn the meeting at 7:33 p.m. Mr. Putnam seconded; all voting aye.

Respectfully submitted,

Kathleen M. Pierce  
ZBA Secretary