

Town of Cape Vincent Zoning Board of Appeals

February 2, 2026

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, February 2, 2026 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
Neale Farrell -alternate
Darrel Aubertine, Vice-Chair
Bill DeSouza
Maret Salisbury-alternante

Other: Cody Higgins, ZEO- **Present**

There were 3 visitors.

Privilege of the Floor: None

Approval of Minutes:

Board members approved the minutes of the January 5, 2026 meeting with a motion made by Mike Nebbia and seconded by Sarah Dayton with a unanimous vote.

Old Business:

Carleton Island- Affidavits have been signed stating no action will take place regarding Carleton Island until the litigation with TILT is resolved.

Lyle Wood- still tabled. The Chair will contact to determine status.

Sam Costanza Area Variance Application Public Hearing (Tax Map# 40.09-1-71)

The Chair opened the Public Hearing at 6:04 pm. With no comments, the Public Hearing was closed at 6:05 pm. The Board completed the Area Variance Findings as follows:

1. An undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties: 0-yes, 5-no
2. The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance: 0-yes, 5-no
3. The requested variance is substantial: 0-yes, 5-no.
4. The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood: 0-yes, 5-no
5. The alleged difficulty was self-created: 3-yes, 2-no

After taking into consideration the five factors, the Chair asked for a motion on the variance.

Mr. Aubertine made a motion to approve the application. Mrs. Dayton seconded the motion and it carried with a unanimous vote.

New Business: Lucianne LaPierre Area Variance Application (Tax Map #: 41.00-1-25.4)

Ms. LaPierre is represented by Adam Powers from DS Building Systems Inc. Ms. LaPierre owns two empty lots on county Route 4. On the 41.00-1-25.4 lot, Ms. LaPierre would like to put up two commercial storage buildings. The applicant is asking for 3 setback variances of 43 foot frontage, 11 foot side, and an 18 foot 2 inches side of the required 200 foot frontage and 50 foot side setbacks. Mr. Aubertine made a motion to accept the application with a public hearing next month. Mr. DeSouza seconded the motion and it carried, unanimously. A Public Hearing was set for Monday, March 2, 2026 at 6pm at Recreation Park in Cape Vincent.

Next Meeting: The ZBA will meet on Monday, March 2, 2026 at 6 p.m. at Recreation Park.

Meeting Adjourned: With no further business, Mr. Aubertine made a motion to adjourn the meeting. Mr. Nebbia seconded the motion and the Chair adjourned the meeting at 6:20 pm.

Respectfully submitted,

Sharon A. Nebbia
ZBA Secretary