

Town of Cape Vincent  
ZONING BOARD OF APPEALS  
APPLICATION

Appeal # 26-002

Date: 2/2/2026

To: Town of Cape Vincent, NY, Zoning Board of Appeals (ZBA)

Dorianne LaPierre

(Name of Applicant)

of PO Box 221, Clayton NY 13624

(Mailing Address)

Hereby appeal to the ZBA the decision of the Zoning Enforcement Officer (ZEO) on an application for Zoning Permit # 26-002 dated 2/2/26, whereby the ZEO did ( ) grant (  ) deny the above-mentioned zoning permit.

1. Location of the Property: County Route 4

2. Zoning District AR Tax Map # 41.00-1-25.4

3. Provisions of the Zoning Law appealed: Section: 3.4, Paragraph 2

4. Setback(s): Front, Side, Rear Total Frontage 157' - Total Area - 31,400 SF  
(circle all that apply)

Requested Footage of Setback(s): N. Side 31' - S. Side 39' - Front 37'

5. Justification/Reason for Variance: needs 43' frontage, 11' side, 18' 2" side, 13' front, and 12,160 square footage

Geometric constraints on existing parcel & appropriately located for minimal impact to neighborhood

6. Type of Appeal – Appeal is made herewith for:  
( ) An interpretation of the Zoning Law or Zoning Map  
( x ) A variance to the Zoning Law

7. Previous Appeal: A previous appeal ( ) has ( ) has not been made with respect to this decision of the ZEO or with respect to the property. Such appeal(s) was (were) in the form of ( ) a requested interpretation ( ) a request for a variance and was (were) made in:

Appeal # \_\_\_\_\_ Dated \_\_\_\_\_

Appeal # \_\_\_\_\_ Dated \_\_\_\_\_

Appeal # \_\_\_\_\_ Dated \_\_\_\_\_

Zoning Enforcement Officer

315-654-3366 Ext. 207  
315-787-4400



Fax 315-654-3366

### Zoning Permit Application

Name of Applicant: Lucianne LaPierre  
Agent/Contractor: Adam Powers - DC Building Systems Inc.  
Mailing Address: PO Box 221  
Clayton, NY 13624  
City State Zip Code

Telephone: ( ) - -  
Cell #: (315) - 783 - 0308

Location by street or 911# County Route 4

Tax Map # 41.00-1-25.4 Zoning District ( ) LF ( ) LR ( ) RF (x) AR ( ) C ( ) RP ( ) ??

Flood Plain: ( ) Yes or (x) No

Nature of work: (x) New Building ( ) Addition ( ) Installation ( ) Demolition

Dimensions of entire structure:

Front 30' ea Rear 30' ea Depth 120' ea Maximum Height 8' 8"

Foundation Type: (x) Concrete ( ) Masonry ( ) Steel ( ) P.T. Wood ( ) Other \_\_\_\_\_

Structure Type: ( ) Wood ( ) Stone ( ) Masonry ( ) Concrete (x) Other Steel

Structure Use: ( ) Residential (x) Commercial ( ) Retail/Professional ( ) Agricultural ( ) Municipal

Further description of project: Self Storage Units

Lot Size: Front 157' Rear 157' Depth 200' Area (sq. ft.) 31,400 SF

#### Requirements:

A sketch must accompany this application showing the placement of the proposed structure on the lot. The drawing shall show distance between the structure and all lot lines, other structures on the lot, road right-of-way line and any other outstanding natural or man-made features on or adjacent to the lot. The dimensions of the lines shall be noted. Such drawing shall be prepared for a change of use in an existing structure as well. The applicant shall lay stakes on the lot enabling the zoning officer to determine building location and lot lines.

I, the owner or agent of the proposed use for which this permit application is being made, do hereby affirm that the above information is true and accurate, and that it conforms to the Zoning Law and all other applicable laws.

Landowner of Agent Signature

2/2/2026

Date

#### For Office Use Only:

Permit # 26-002

Approved: \_\_\_\_\_

Denied: Andy/Kim

Site Plan Referral Date: \_\_\_\_\_

Appeals # \_\_\_\_\_

Date: \_\_\_\_\_

Date: 2/2/26

