Town of Cape Vincent Zoning Board of Appeals April 6, 2026

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, March 2, 2026 at Recreation Park. The Chair opened the meeting at 6:00 p.m. with the Pledge of Allegiance.

Board Members Present:	Ed Hludzenski, Chair	Darrel Aubertine, Vice-Chair
	Sarah Dayton	Maret Salsbury-alternante
	Neale Farrell -alternate	
Board Members Excused:	Michael Nebbia	Bill DeSouza

Other: Cody Higgins, ZEO-

There were 3 visitors.
Privilege of the Floor: None

Approval of Minutes:
Board members approved the minutes of the March 2, 2026 meeting with a unanimous vote.

Old Business:
Carleton Island- Continues to be tabled
Lyle Wood- still tabled. The Chair will contact to determine status.

New Business: Grindstone Group Area Variance Application (Tax Map #: 49.00-1-6.2)
The Grindstone Group submitted an application for an area variance to expand the existing U Storage buildings. Two variances of a 7' front and 20' side are being requested. Trees will line Route 12. The Board members discussed the application. Mr. Aubertine made a motion to accept the application. Mrs. Dayton seconded the motion and it carried, unanimously. A public hearing has been scheduled from May 4, 2026 at 6 pm at Recreation Park.

Next Meeting: The ZBA will meet on Monday, May 4, 2026 at 6 p.m. at Recreation Park.

Meeting Adjourned: With no further business, Mr. Aubertine made a motion to adjourn the meeting. Ms. Salisbury seconded the motion and the Chair adjourned the meeting at 6:10 pm.

Respectfully submitted,

Sharon A. Nebbia
ZBA Secretary