

**Town of Cape Vincent  
ZONING BOARD OF APPEALS  
APPLICATION**

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

Date: 4/20/2026

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

I, Lucianne LaPierre of PO Box 221, Clayton NY 13624  
(Name of Applicant) (Mailing Address)

Hereby appeal to the ZBA the decision of the Zoning Enforcement Officer (ZEO) on an application for Zoning Permit # \_\_\_\_\_ dated \_\_\_\_\_, 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): Side, Front, Rear  
(circle all that apply)  
Requested Footage of Setback(s): S. Side 39'

5. Justification/Reason for Variance: \_\_\_\_\_  
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 \_\_\_\_\_

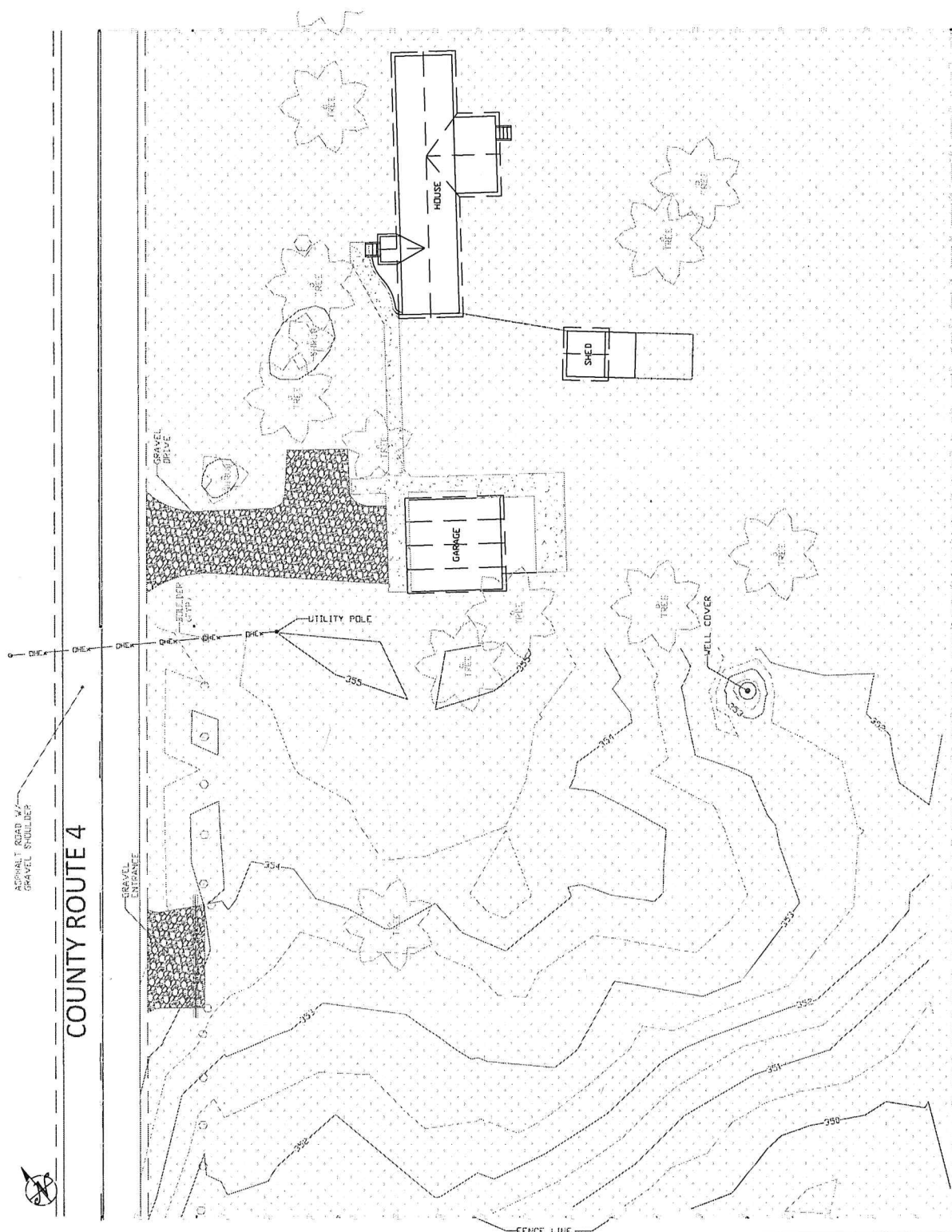
Appeal # \_\_\_\_\_ Dated \_\_\_\_\_

REVISION HISTORY		
REV.	DATE	DESCRIPTION
000	2025.01.19	INITIAL DRAWING SET
001	2026.04.03	COMBINED LOT SET
002	2026.04.26	INCREASED SETBACK


PROPERTY INFORMATION:  
 SIZE: 1.44 ACRE LOT (313.54' X 200')  
 ADDRESS: 3442 COUNTY ROUTE 4  
 CAPE VINCENT, NY 13618  
 COUNTY: JEFFERSON COUNTY

AREA MEASUREMENTS:  
 EFFECTIVE LOT SIZE (ROAD SHOULDER TO BACK OF LOT) SIZE: (313.54' X 213')  
 TOTAL LOT AREA: 66,784 SF = 1.53 AC  
 EXISTING GRAVEL DRIVES: 1,837 SF = 0.04 AC = 2.75%  
 EXISTING SIDEWALKS: 861 SF = 0.02 AC = 1.29%  
 EXISTING BUILDINGS: 2,602 SF = 0.06 AC = 3.90%  
 EXISTING GREEN SPACE: 61,484 SF = 1.41 AC = 92.06%

**NOTES:**



1 EXISTING CONDITIONS  
 C-100 SCALE: 1"=10'

	
PROJECT:	RIVERTIME STORAGE
TITLE:	EXISTING CONDITIONS
DATE:	2025.01.19
BY:	PC
CHECKED BY:	PC
SCALE:	C-100
PROJECT NO.:	002

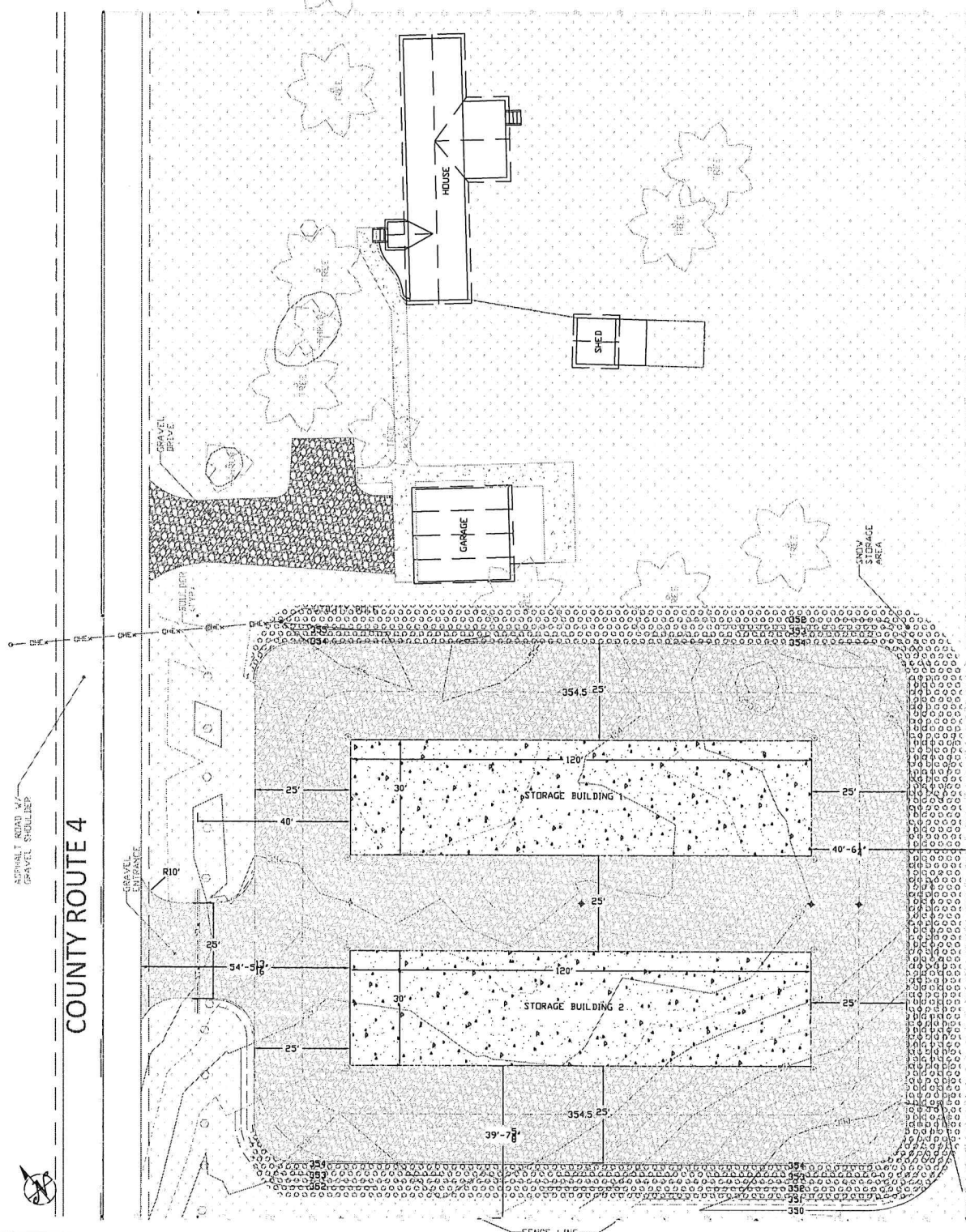
REVISION HISTORY		
NO.	DATE	DESCRIPTION
000	2025.01.19	INITIAL DRAWING SET
001	2026.04.03	COMBINED LOT SET
002	2026.04.26	INCREASED SETBACK

PROPERTY INFORMATION:  
 SIZE: 6.4 ACRES (13,54 X 210)  
 ADDRESS: 3487 COUNTY ROUTE 4  
 CAPE VINCENT NY 13818  
 COUNTY: JEFFERSON COUNTY

AREA MEASUREMENTS:  
 EFFECTIVE LOT SIZE (ROAD SHOULDER TO BACK OF LOT) SIZE: (13,54 X 210):  
 TOTAL LOT AREA: 66,784 SF = 1.53 AC

EXISTING GRAVEL DRIVES:  
 1,677 SF = 0.04 AC = 2.73%  
 14,665 SF = 0.22 AC = 0.34%  
 EXISTING SIDEWALKS:  
 861 SF = 0.01 AC = 0.0013%  
 EXISTING BUILDINGS:  
 2,602 SF = 0.04 AC = 0.036%  
 NEW BUILDINGS:  
 7,208 SF = 0.11 AC = 0.081%  
 REMAINING GREEN SPACE:  
 39,313 SF = 0.56 AC = 0.587%

SNOW STORAGE VOLUME CALCULATIONS:  
 101 IN = 8.42 FT  
 AVERAGE ANNUAL SNOWFALL:  
 NEW GRAVEL DRIVES: 14,665 SF  
 AVERAGE ANNUAL SNOW VOLUME:  
 125,955 CF  
 FRESH SNOW DENSITY:  
 3.12 LB/CF  
 PLOWED SNOW DENSITY:  
 35.00 LB/CF  
 SNOW STORAGE VOLUME RATIO:  
 8.81%  
 REQUIRED SNOW STORAGE VOLUME:  
 11,228 CF  
 DESIGNATED SNOW STORAGE AREA:  
 5,440 SF  
 AVERAGE SNOW DEPTH:  
 2.06 FT (4FT MAX)




PROJECT: RIVERTIME STORAGE  
 TITLE: SITE PLAN  
 BUILDING SYSTEMS INC.  
 10000 US Route 11  
 Westport, NY 13858  
 PH: 615-748-9747  
 DC PROJECT NO.:  
 STATE: NY DRAWING NO.: C-200  
 DATE: 02/02/25

1 SITE PLAN  
 C-200 SCALE: 1"=10'

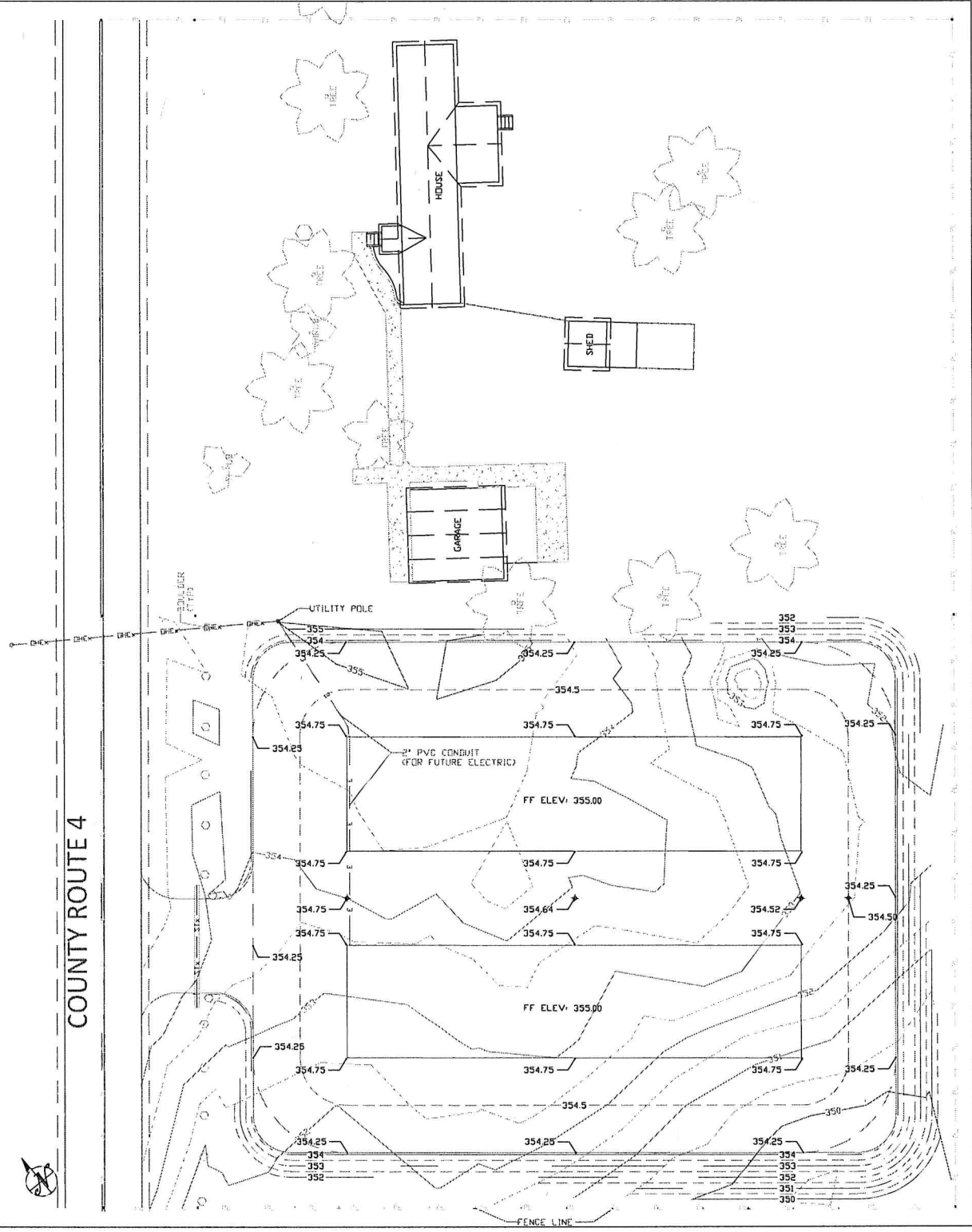
REVISION HISTORY		
NO.	DATE	DESCRIPTION
000	2025.01.19	ISSUE INITIAL DRAWING SET
001	2026.04.03	COMBINED LOT SET
002	2026.04.26	INCREASED SETBACK

PROJECT NO: 2025.01.19  
 DRAWN BY: DAC  
 CHECKED BY: DAC  
 DATE: 2026.04.03  
 DESCRIPTION: COMBINED LOT SET  
 NO.: 001  
 DATE: 2026.04.26  
 DESCRIPTION: INCREASED SETBACK  
 NO.: 002

**NOTES:**  
 PROPERTY INFORMATION:  
 SIZE: 1.44 ACRE LOT (313.54 X 202)  
 ADDRESS: 3462 COUNTY ROUTE 4  
 CAPE VINCENT, NY 13818  
 COUNTY: JEFFERSON COUNTY  
 AREA MEASUREMENTS:  
 EFFECTIVE LOT SIZE (ROAD SHOULDER TO BACK OF LOT) SIZE: (313.54 X 213):  
 TOTAL LOT AREA 68,784 SF = 1.53 AC  
 EXISTING GRAVEL DRIVES: 1,837 SF = 0.04 AC = 2.75%  
 NEW GRAVEL DRIVES: 14,665 SF = 0.34 AC = 22.41%  
 EXISTING SIDEWALKS: 861 SF = 0.02 AC = 1.29%  
 EXISTING BUILDINGS: 2,602 SF = 0.06 AC = 3.90%  
 NEW BUILDINGS: 7,206 SF = 0.17 AC = 10.78%  
 REMAINING GREEN SPACE: 28,313 SF = 0.69 AC = 58.87%

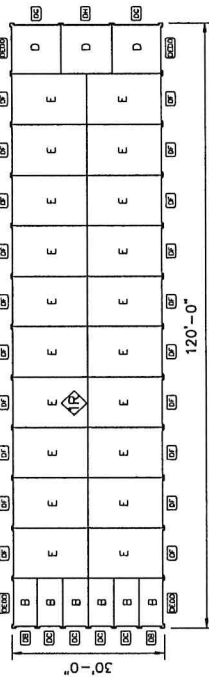
**PROJECT:** RIVERTIME STORAGE  
**TITLE:** GRADING AND UTILITY PLAN  
  
 BUILDING SYSTEMS INC.  
 1100 W. STATE ST. #1  
 PH: 315.745.5977  
 FX: 315.745.5977  
**DC PROJECT NO.:** C-300  
**DATE:** 2026.04.03  
**SCALE:** 1"=10'  
**DRAWN BY:** DAC  
**CHECKED BY:** DAC  
**PROJECT NO.:** C-300

COUNTY ROUTE 4



1 GRADING AND UTILITY PLAN  
 C-300 SCALE: 1"=10'

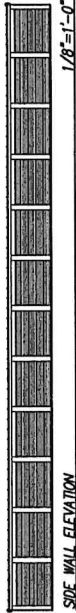
NOTE: NO GUTTER & DOWNS



A & B - 30'-0" x 120'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



END WALL ELEVATION



SIDE WALL ELEVATION

QTY	CODE	TYPE	SIZE	ROUGH OPENING	MANUF.	DESCRIPTION
4	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE/64	ROLL-UP DOOR, 944
8	DC	ROLL-UP	4'-0" x 7'-0"	4'-0" x 7'-0"	TRAC-RITE/64	ROLL-UP DOOR, 944
8	DEDD	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/64	NON-OPERATIONAL DOOR, 944
40	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRAC-RITE/64	ROLL-UP DOOR, 944
4	DG	ROLL-UP	8'-8" x 6'-6"	8'-8" x 6'-6"	TRAC-RITE/64	ROLL-UP DOOR, 944
2	DH	ROLL-UP	9'-0" x 6'-6"	9'-0" x 6'-6"	TRAC-RITE/64	ROLL-UP DOOR, 944

ROLL-UP DOORS MEET ASTM E530  
DO NOT ORDER DOORS BY OTHERS PRIOR TO RECEIVING THE ERECTION SET.  
RO AND DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES.

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
B	5 x 10	12	20.7	600
D	10 x 10	6	10.3	600
E	10 x 15	40	69.0	6000
TOTAL		58	100	7200

CODE	TYPE	DESCRIPTION
1R	FIBERGLASS INSULATION	3/4" (R-2) Trachte only

INSULATION SIZES ARE PRELIMINARY AND MAY CHANGE DUE TO LOCAL/STATE CODES

\*\* THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 THROUGH 2021 IBC CODES WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.

\*\*\* TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE, IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

NOTICE

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

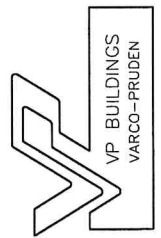
- \_\_\_ APPROVED - RELEASE FOR FABRICATION
- \_\_\_ APPROVED AS NOTED - RELEASE FOR FABRICATION
- \_\_\_ REVISE & RESUBMIT
- SIGNATURE \_\_\_\_\_
- COMPANY \_\_\_\_\_
- DATE \_\_\_\_\_

Job Description:

Proposed Storage System for: VP  
DC BUILDING SYSTEMS INC  
River Time Properties  
CAPE VINCENT, NY 13618

By:

Revisions:



This drawing and all parts thereof is the exclusive property of

314 Wilburn Road, Sun Prairie, Wisconsin  
Trachte Building Systems  
or part without written permission.

Name: KM Scale: 1 = 40' Date: 12/1/25

Sheet Title  
FLOOR PLAN

Plan #  
62386

SALES ONLY

**Project Description – Rivertime Properties LLC, Self Storage Units  
Town of Cape Vincent, NY – Agricultural Residential (AR) District**

The subject property is located within the Agricultural Residential (AR) District. We propose to perform a lot line adjustment to combine an existing parcel containing a manufactured dwelling unit with an adjacent vacant parcel in order to create a conforming lot suitable for development.

Following the lot line adjustment, we proposes to establish a small-scale self-storage facility on the property. The self-storage use is intended to function as the principal use of the parcel. The site has been planned to substantially comply with the dimensional and design requirements of the Town of Cape Vincent Zoning Law to the maximum extent practicable. Where strict compliance is not feasible, we will seek limited area variances. The proposed lot line adjustment significantly reduces the number and extent of required variances compared to development of the smaller parcel alone. This is consistent with the approach discussed at our previous ZBA application.

As part of the overall site plan, the existing manufactured dwelling unit will be retained and utilized as an accessory residential use. Specifically, the dwelling will serve as a caretaker and property management residence associated with the operation of the self-storage facility. The presence of an on-site residential unit will enhance site security, provide ongoing oversight of the property, and support communication to the day-to-day management of the facility.

The accessory residential component will be subordinate to the principal commercial use in both function and overall site layout. The self-storage facility will occupy the majority of the developable area of the parcel and will represent the primary activity and purpose of the property. The residential unit will remain secondary in scale and use, functioning in direct support of the commercial operation.

This arrangement is consistent with common land use patterns in rural areas, where small-scale commercial uses are often supported by on-site management or caretaker residences. The proposed use aligns with the intent of the AR District, which allows for a mix of rural residential uses and non-agricultural business activities, provided that such uses are compatible with the surrounding area.

The proposed development will be designed to maintain the rural character of the site, with careful consideration given to access, circulation, setbacks, and buffering. We had previously sought approvals to develop the smaller parcel independently; however, that approach required multiple and substantial variances and was not supported by the Zoning Board of Appeals. It was indicated that a lot line adjustment combining the parcels would

be a more favorable approach due to the reduction in required variances. This application reflects that approach by consolidating the parcels to create a more compliant and better planned site.

We are committed to working with the Town and the Zoning Board of Appeals to obtain any necessary area variances and to incorporate reasonable conditions through Site Plan Review to ensure compatibility with the surrounding area.

This proposal represents a practical and well-integrated use of the property, supporting local economic activity while maintaining compatibility with the surrounding rural environment.

### **Site Lighting Description**

Exterior lighting for the proposed self-storage facility will be minimal and designed to avoid impacts to adjacent properties and the surrounding rural environment.

Lighting will consist of small, building-mounted wall pack fixtures installed on the storage buildings. All fixtures will be full cutoff/downward-directed and oriented to illuminate only the immediate area adjacent to the building walls. Lighting will not be designed or positioned to project outward beyond the building footprint or toward neighboring properties.

To further minimize lighting impacts, all fixtures will be motion-activated and will only operate when needed for short durations. There will be no continuous overnight lighting.

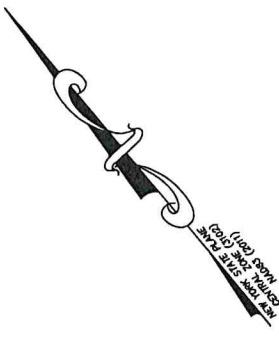
No freestanding pole lights, parking lot lighting, or other site lighting is proposed.

This approach ensures that the project maintains a low visual impact, preserves the rural character of the area, and avoids light trespass onto adjacent properties.

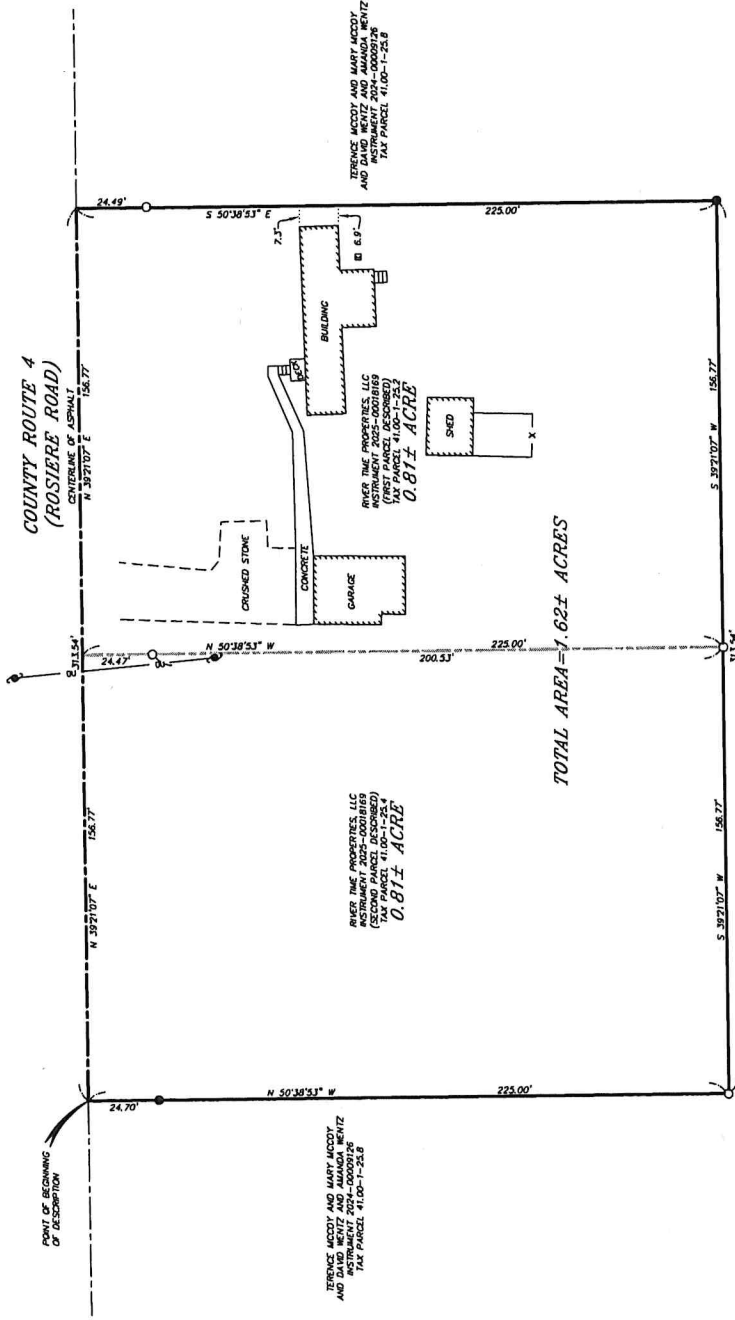
### **Landscaping and Screening**

While detailed landscaping is not currently depicted on the site plans, we are committed to incorporating appropriate landscaping elements as part of the project to enhance the overall appearance of the site and maintain compatibility with the surrounding rural character.

In particular along the road frontage to serve as visual screening and to improve aesthetics. The applicant welcomes input and guidance from the Planning Board regarding the type, location, and extent of landscaping to ensure that the final design meets the Town's expectations and integrates well with the surrounding area.



COUNTY ROUTE 4  
(ROSIERE ROAD)  
CENTERLINE OF ASPHALT



**REFERENCE DEED**  
MAREN S. DOWEY, ROBERT A. PERCE  
AND AMY G. GARDEAU

RIVER TIME PROPERTIES, LLC  
DEED DATED 12/04/2025  
INSTRUMENT 2025-0001859  
TAX PARCEL 41.00-1-25.4

**REFERENCE MAP:**  
MAP OF LOTS SURVEYED FOR  
THE TOWN OF CAPE VINCENT, JEFFERSON COUNTY, N.Y.  
DATED 05/14/1987, REVISION 05/24/1987  
LAND SURVEYORS AND CIVIL ENGINEERS

TERENCE MOODY AND MARY MCCOY  
AND DAVID WENTZ AND AMANDA WENTZ  
INSTRUMENT 2024-0009126  
TAX PARCEL 41.00-1-25.8

RIVER TIME PROPERTIES, LLC  
(FIRST PARCEL DESCRIBED)  
INSTRUMENT 2025-0001859  
TAX PARCEL 41.00-1-25.4  
0.81± ACRES

RIVER TIME PROPERTIES, LLC  
(SECOND PARCEL DESCRIBED)  
INSTRUMENT 2025-0001859  
TAX PARCEL 41.00-1-25.4  
0.81± ACRES

TERENCE MOODY AND MARY MCCOY  
AND DAVID WENTZ AND AMANDA WENTZ  
INSTRUMENT 2024-0009126  
TAX PARCEL 41.00-1-25.8

TOTAL AREA = 7.62± ACRES

**NOTES:**  
1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 05/19/2026.  
2. THIS SURVEY WAS PREPARED PURSUANT TO THE SURVEY LAW OF THE STATE OF NEW YORK.  
3. THIS ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

**WARNING** - It is a violation of Section 7200, Subsection 2 of the New York State Education Law for any person other than a licensed land surveyor to alter this map.  
Only boundary survey maps with the surveyor's embossed seal or red ink seal and one genuine true and correct copies of the surveyor's original work and copies.  
Certifications on this boundary survey map signify that the map was prepared in accordance with the current edition of the Code of Practice for Land Surveying adopted by the New York State Board of Surveying and Mapping, and that the surveyor is a duly licensed land surveyor in New York State and to the best of his/her knowledge and belief, the boundary survey map is prepared, to the best of his/her knowledge and belief, in accordance with the standards and practices of the profession.  
The certifications herein are not transferable.  
The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist, they are not shown by this certificate.

- LEGEND**
- - 5/8 INCH IRON PEG
  - - 5/8 INCH REBAR WITH RED PLASTIC CAP SET
  - - UTILITY PALE
  - - UTILITY PILE
  - - OVERHEAD UTILITY LINES
  - - WIRE FENCE LINE (OR WIRE FENCE RUNS)



ASSEMBLAGE MAP PREPARED FOR

**RIVER TIME PROPERTIES, LLC**

TOWN OF CAPE VINCENT, JEFFERSON COUNTY, NEW YORK

**LAFAYE, WHITE & MCGIVERN, L.S., P.C.**

LAND SURVEYORS

(315) 628-4414 THERESA BOONVILLE (315) 942-4124

NEW YORK (2026-01 LAFWRC040)

DRAWN	CHECKED	DATE	SCALE	FILE	SHEET
MRJ	SG	03/19/2026	1"=30'	2026-01	1 OF 1

STEPHEN J. GRACEY, P.L.S.  
N.Y.S. LIC. NO. 026843

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