

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

Appeal # 26-004

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): Front, Side, Rear
(circle all that apply)

Requested Footage of Setback(s): ~~-S. Side 39'~~ SIDE SETBACK 36'

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 _____

TOWN OF CAPE VINCENT
Jefferson County, New York 13618

www.TownofCapevincent.org

Zoning Enforcement Officer

315-654-3795 Ext. #7
315-767-4482

Fax 315-654-3366



Zoning Permit Application

Name of Applicant: Lucianne LaPierre Telephone: ()-_____-_____
Agent/Contractor: Adam Powers - DC Building Systems Inc. Cell #: (315)- 783 - 0308
Mailing Address: PO Box 221
Clayton, NY 13624
City State Zip Code

Location be 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 314 Rear 314 Depth 200' Area (sq. ft.) 62800

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.

[Signature] 5/1/2020
Landowner of Agent Signature Date

For Office Use Only:

Permit # 26-012

Appeals # 26-004

Approved: _____

Date: _____

Denied: [Signature]

Date: 5/4/20

Site Plan Referral Date: _____

"This institution is an equal opportunity provider, and employer. To file a complaint of discrimination, write to: USDA, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410. Or call toll-free at (800) 795-2972 (voice) or (800) 795-3277 (TDD) or (800) 477-8642 (Federal relay)."

REV.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
000	2025.01.19	INITIAL DRAWING SET	DJ			
001	2026.04.03	COMBINED LOT SET	DJ			
002	2026.04.26	INCREASE D SETBACK	DJ			

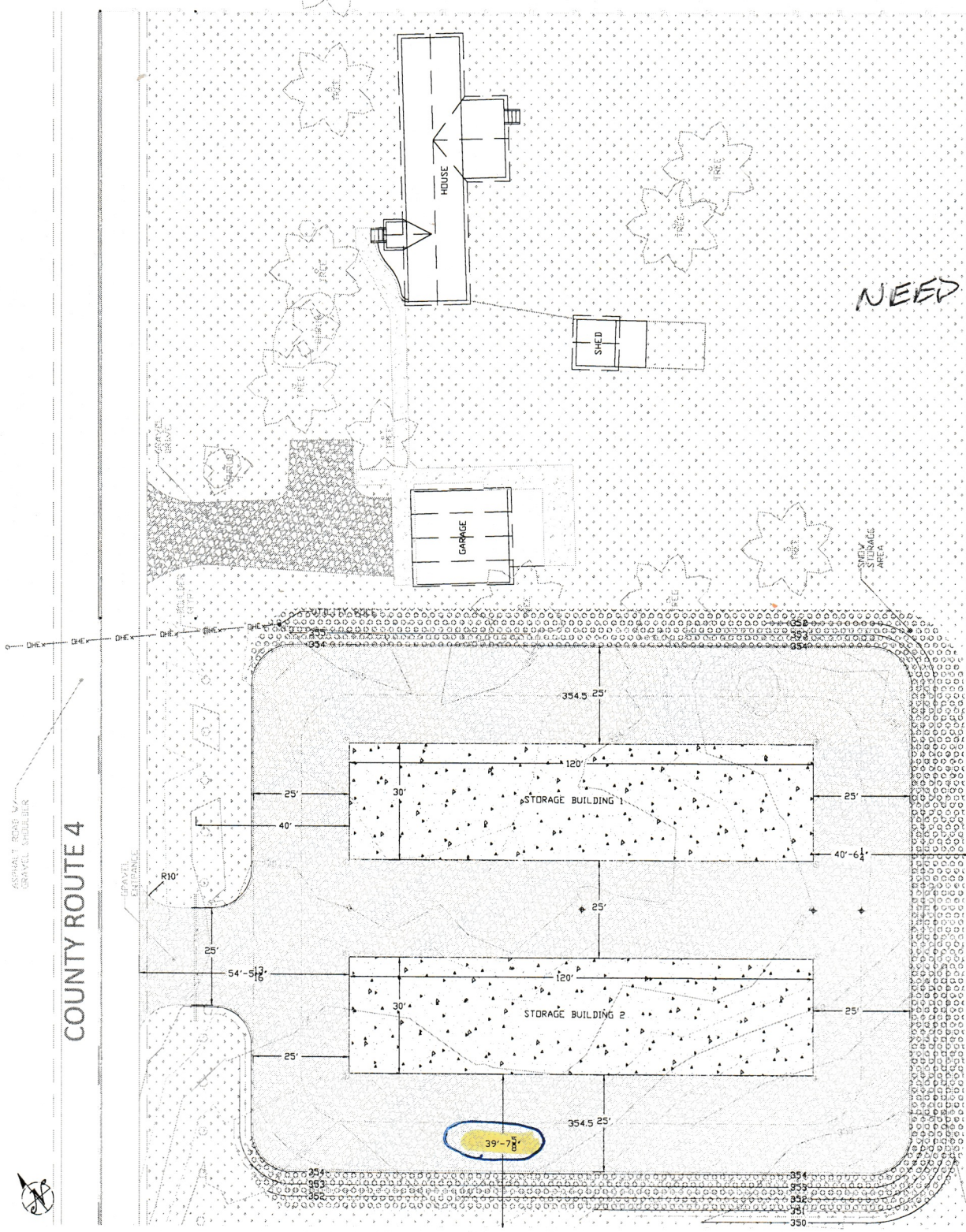
NOTES:

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: 68,784 SF = 1.33 AC

EXISTING GRAVEL DRIVES:
 1,837 SF = 0.04 AC = 2.75%
 14,965 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:
 39,313 SF = 0.90 AC = 58.87%

SNOW STORAGE VOLUME CALCULATIONS:
 101 IN = 8.42 FT
 AVERAGE ANNUAL SNOW FALL: 14,965 SF
 NEW GRAVEL DRIVES: 123,955 CF
 AVERAGE ANNUAL SNOW VOLUME:
 FRESH SNOW DENSITY: 3.12 LB/CF
 PLOWED SNOW DENSITY: 36.00 LB/CF
 SNOW STORAGE VOLUME RATIO: 8.91%
 REQUIRED SNOW STORAGE VOLUME: 11,228 CF
 DESIGNATED SNOW STORAGE AREA: 5440 SF
 AVERAGE SNOW DEPTH: 2.06 FT (<4FT MAX)



NEED 10' 4 3/8"

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

PROJECT: RIVERTIME STORAGE
 TITLE: SITE PLAN
 DC BUILDING SYSTEMS, INC.
 140843 Route 11
 Westport, NY 12991
 P.O. Box 1919 Westport, NY 12991
 TEL: 518-785-9187
 FAX: 518-785-9187
 PROJECT NO.:
 DRAWN BY: DJAC
 CHECKED BY: C-200
 DATE: 01/19/25

**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.