

## **Town of Cape Vincent Zoning Board of Appeals**

**July 6, 2026**

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, July 6, 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

Sarah Dayton

Maret Salsbury-alternante

Michael Nebbia

Neale Farrell -alternate

**Board Members Excused:** Darrel Aubertine, Vice-Chair

Bill DeSouza

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

There were 3 visitors.

**Privilege of the Floor:** None

### **Approval of Minutes:**

Board members approved the minutes of the June 2, 2026 meeting with a unanimous vote by a motion made by Mike Nebbia and seconded by Sarah Dayton.

### **Old Business:**

**Carleton Island-** Continues to be tabled.

**Lyle Wood-** still tabled. Waiting for SEQR completion from the DEC.

### **Old Business: Benjamin Kasprowicz Area Variance Application Public Hearing (Tax Map#: 40.09-1-23)**

The Chair opened the Public Hearing at 6:02 pm. The Chair reiterated the project to the Board. With no comments from the public, the Public Hearing was closed at 6:04 pm. The Board discussed the application. The Chair asked each Board member for their comments. Mike Nebbia, Neale Farrell, Sarah Dayton, and Maret Salsbury all had no issues or concerns with the project.

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: 4-yes, 1-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: 1-yes, 4-no

After taking into consideration the five factors, the Chair asked for a motion on the variance. Mr. Nebbia made a motion to approve the application. Mrs. Dayton seconded the motion and it carried with a unanimous vote.

**New Business: John Carr Area Variance Application (Tax Map #: 40.09-1-2.2)**

The Board reviewed the application submitted by Mr. Carr who is asking for a 10 ft. side variance to remove an existing garage and build a new one the same width but expanding the length. The current garage is a two car garage and he would like to build a three car garage. He needs 15 ft. on the side and has 5 feet and therefore needs a 10 ft. variance. The Chair asked for questions from the Board. Mr. Carr also submitted a picture showing that the length will be increased. Mr. Carr stated that he will regrade. Mr. Farrell asked if the new garage will cause drainage issues for the neighbor. Mr. Mark Carr, the neighbor, stated that it will not. With no issues or concerns from the rest of the Board, all members agreed that the application is complete. Mrs. Salsbury made a motion to accept the application. Mr. Nebbia seconded the motion and it carried, unanimously. A public hearing has been set for August 3, 2026 at 6pm at Recreation Park.

**Good of the Board:** nothing

**Next Meeting:** The ZBA will meet on Monday, August 3, 2026 at 6 p.m. at Recreation Park.

**Meeting Adjourned:** With no further business, Mr. Nebbia made a motion to adjourn the meeting. Mrs. Dayton seconded the motion and the Chair adjourned the meeting at 6:15 pm.

Respectfully submitted,

Sharon A. Nebbia  
ZBA Secretary