

Town of Cape Vincent Zoning Board of Appeals

June 2, 2026

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, June 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	Michael Nebbia
Board Members Excused:	Maret Salsbury-alternante	Neale Farrell -alternate
Board Members Absent:	Bill DeSouza	

Other: Cody Higgins, ZEO- excused

There were 4 visitors.

Privilege of the Floor: None

Approval of Minutes:

Board members approved the minutes of the May 4, 2026 meeting with a unanimous vote by a motion made by Darrel Aubertine 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: Lucianne LaPierre Area Variance ApplicationPublic Hearing (Tax Map #: 41.00-1-25.4)

The Chair opened the Public Hearing at 6:01 pm. With no comments, the Public Hearing was closed at 6:02 pm. The Board discussed the application. The Chair stated that the applicant went from asking for 5 variances down to 1 by working with the Planning Board and obtaining an approval for a lot-line adjustment. Mr. Aubertine started the conversation by saying that due to the applicant making adjustments to the plan by obtaining a lot-line adjustment and reducing the number of variances, he would grant the variance. Mrs. Dayton stated her appreciation to the applicant for working with the Board. Mr. Nebbia agreed with both Mr. Aubertine and Mrs. Dayton.

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, 4-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, 4-no
3. The requested variance is substantial: 0-yes, 4-no.

4. The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood: 0-yes, 4-no
5. The alleged difficulty was self-created: 0-yes, 4-no

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

New Business: Benjamin Kasprowicz Area Variance Application (Tax Map#: 40.09-1-23)

An application from Benjamin Kasprowicz was presented to the Board. Mr. Kasprowicz is asking for a 5' side and 20' rear variance for the construction of a new shed. The Chair mentioned that a variance was given in 2017 for the current shed. The applicant would like to put a new one in a different location, therefore he needs a new variance. The fee for the application has been paid. All members agreed that the application is complete. Mr. Nebbia made a motion to accept the application. Mr. Aubertine seconded the motion and it carried, unanimously. A public hearing has been set for July 6, 2026 at 6pm at Recreation Park.

Good of the Board: nothing

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

Meeting Adjourned: With no further business, Mr. Aubertine made a motion to adjourn the meeting. Mr. Nebbia seconded the motion and the Chair adjourned the meeting at 6:09 pm.

Respectfully submitted,

Sharon A. Nebbia
ZBA Secretary