

Town of Cape Vincent Zoning Board of Appeals

September 7, 2026

The regular meeting of the Town of Cape Vincent Zoning Board of Appeals was held on Monday, September 7, 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
	Maret Salisbury-alternante	Neale Farrell -alternate

Board Members Excused: Bill DeSouza

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

There was 1 visitor.

Privilege of the Floor: None

Approval of Minutes:

Board members approved the minutes of the August 3, 2026 meeting with a unanimous vote by a motion made by Mr. Aubertine and seconded by Mr. Farrell.

Old Business:

Carleton Island- Continues to be tabled until the Town gives the go ahead to proceed.

Lyle Wood- still tabled. Waiting for SEQR completion from the DEC who is the Lead Agency.

New Business: Michael Grant Area Variance Application (Tax Map #: 49.00-1-8.3)

The Board reviewed an application submitted by Michael Grant who would like to install a new storage building. The original building is about to fall down and storage room is needed. The current shed is technically located in the right-of-way and was built before Zoning Laws were enacted. The Board reviewed the application and no member had any questions or concerns. Mr. Aubertine made a motion to accept the application. Mr. Nebbia seconded the motion and it carried, unanimously. A Public Hearing has been set for Monday, October 5, 2026 at 6 pm at Recreation Park.

Good of the Board: None

Next Meeting: The ZBA will meet on Monday, October 5, 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 6:05 pm.

Respectfully submitted,

Sharon A. Nebbia
ZBA Secretary