Town of Cape Vincent Zoning Board of Appeals November 2, 2026

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

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

There were 2 visitors.

Privilege of the Floor: None

Approval of Minutes:

Board members approved the minutes of the October 5, 2026 meeting with a unanimous vote by a motion made by Mr. Aubertine and seconded by Ms. Salisbury.

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.

Richard Jacobson Area Variance Application (Tax Map #: 39.16-1-11)

Mr. Jacobson did not receive the information he needed to send out his letters to his neighbors, therefore the Public Hearing has been postponed until December 7, 2026.

Donald Laemmermann Area Variance Application (Tax Map #: 30.09-1-70)

The Chair opened the Public Hearing at 6:03 pm. With no comments from the public, the Public Hearing was closed at 6:03 pm. The Board discussed the application. The Chair asked each Board member for their comments. Ms. Salisbury brought up confusion of the physical lot and the drawings submitted. There are other buildings on the lot that are not shown on the drawings. There is no arrow indicating North, therefore she is confused as to where the river is according to the drawings. Mr. Farrell also visited the property and did not see stakes. The other Board members acknowledged that they did not go visit the physical property. The Chair read the description. The woodshed that is not indicated on the drawings is next to where the applicant wants to put up his building. There is also concern with the amount of green space and if there is enough. Mr. Farrell asked if gravel, such as driveways, are considered green space. Ms. Salisbury read the definition from the Zoning Laws and driveways are included. Ms. Salisbury is not sure where the applicant is going to put the shed. The secretary read the email sent by neighbor Bruce Vande where he stated that he had no concerns with the application. Ms. Salisbury showed the Board members pictures from her phone that she took of the property.

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, 2-no, 3-abstained
3. The requested variance is substantial: 0-yes, 5-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. Aubertine made a motion to approve the application provided the applicant places the shed where indicated on the map. Mr. Farrell seconded the motion and it carried with an unanimous vote.

Good of the Board: The Chair stated that the issue brought up at the October meeting is a town Board Issue.

Next Meeting: The ZBA will meet on Monday, December 7, 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 6:23 pm.

Respectfully submitted,

Sharon A. Nebbia
ZBA Secretary