



**The Municipal Corporation of the Town of Fort Erie
Committee of Adjustment Minutes**

**April 17, 2025, 5:00 p.m.
Council Chambers**

1. Call to Order

The Chair called the meeting to order at 5:01 p.m.

2. Roll Call

Terry Moore, Chair

Marie Alexander, Member

David Gianfrancesco, Member

Michael Reles, Member

Geena Gambin, Member

The Chair gave the roll call.

Present: T. Moore, M. Alexander, D. Gianfrancesco, M. Reles, G. Gambin

Absent:

Staff: D. Morton, C. Ricci, D. Vanderveen and J. Roper

3. Declarations of Pecuniary Interest

D. Gianfrancesco declared a pecuniary interest with Item 7.3 as a Conflict of Interest.

4. Adoption of the Agenda

5. Adoption of Minutes

March 20, 2025 Minutes

That: The Minutes for March 20, 2025 be adopted as presented.

Moved by: M. Alexander

Seconded by: D. Gianfrancesco

Carried

6. Request for Withdrawal or Adjournment

The Secretary-Treasurer confirmed there were no requests for withdrawal or adjournment.

7. Public Hearings

7.1 Minor Variance File 08/25

Address: 3291 Young Avenue, Fort Erie

Applicant/Owner: Mackenzie Connor

Agent: Franco Gigone and Janet del Rio

The Chair enquired whether the agent or the applicant wished to speak to the application.

The agent and applicant had no comments.

The Chair enquired if anyone present wished to speak to the application.

No one in the audience wished to speak regarding the application.

The Committee considered the Staff report as well as written and oral submissions.

The application was approved as detailed in the Staff report, which recommended approval of the variance application.

Motion: D. Gianfrancesco

Seconded: M. Alexander

Carried

7.2 Minor Variance File A09/25

Address: 3766 Crystal Beach Drive, Fort Erie

Applicant/Owner: Adam and Hope Smith

Agent: Jeff Davis

The Chair enquired whether the agent or the applicant wished to speak to the application.

M. Alexander sought clarification on the submitted drawing to confirm the side yards shown are already non-conforming and that the proposed work will not further encroach on setbacks.

The applicant confirmed her inquiries were correct.

The Chair enquired if anyone present wished to speak to the application.

The property owner at 3764 Crystal Beach Drive raised concerns about the drawings and the development getting too close to their home.

The applicant clarified that this was not the plan.

The Committee considered the Staff report as well as written and oral submissions.

The application was approved as detailed in the Staff report, which recommended approval of the variance application.

Motion: D. Gianfrancesco

Seconded: M. Reles

Carried

7.3 Minor Variance File A10/25

Address: Unassigned Parcel, 0-8468 Prospect Point Road North, Fort Erie

Applicant/Owner: Vaughn Gibbons

Agent: Ethan Laman

The Chair enquired whether the agent or the applicant wished to speak to the application.

The agent and applicant had no comments.

The Chair enquired if anyone present wished to speak to the application.

Alison Taylor, 3650 Hazel Court had inquiries, however T. Moore clarified that they were not related to the Minor Variance application being discussed.

The Committee considered the Staff report as well as written and oral submissions.

The application was approved as detailed in the Staff report, which recommended approval of the variance application.

Motion: M. Alexander

Seconded: G. Gambin

Carried

7.4 Minor Variance File A11/25

Address: 578 Crescent Road, Fort Erie

Applicant/Owner: Jonathan Sebastian and Jennie Malagerio

Agent: Jason Pizzicarola

The Chair enquired whether the agent or the applicant wished to speak to the application.

The agent advised that there would be no trees removed from the property.

T. Moore inquired about the addition meeting the setbacks. J. Pizzicarola confirmed yes.

The Chair enquired if anyone present wished to speak to the application.

No one in the audience wished to speak regarding the application.

The Committee considered the Staff report as well as written and oral submissions.

The application was approved as detailed in the Staff report, which recommended approval of the variance application.

Motion: D. Gianfrancesco

Seconded: M. Reles

Carried

7.5 Minor Variance File A12/25

Address: 2077 MacDonald Drive, Fort Erie

Applicant/Owner: John Marlette, Cottage 2077 Ltd.

Agent: Jonathan Tucker

The Chair enquired whether the agent or the applicant wished to speak to the application.

The agent and applicant had no comments.

The Chair enquired if anyone present wished to speak to the application.

No one in the audience wished to speak regarding the application.

The Committee considered the Staff report as well as written and oral submissions.

The application was approved as detailed in the Staff report, which recommended approval of the variance application.

Motion: D. Gianfrancesco

Seconded: M. Alexander

Carried

8. New Business

Resignation of P. Bunnin from the Committee

9. Next Meeting Date

May 15, 2025

10. Adjournment

That: The Committee of Adjustment adjourns at 5:36 p.m.

Moved by: G. Gambin

Seconded by: M. Reles

Carried

Chair

Secretary-Treasurer