

Village of Caledonia Zoning Board of Appeals
Meeting Minutes for July 17, 2019

Members Present: Steve McIlwaine, William Hughes, Robert Middleton, Patrick Talty

Also in Attendance: Louise Wadsworth, Livingston County Economic Development
John Kabrovski, Raider Lanes
Michael Burnside, Code Enforcement Official
Scott DiLiberto, Caledonia Mayor

**John Kabrovski, Raider Lanes/The Alleyway and
Louise Wadsworth, Livingston County Economic Development**
3154 and 3156 State Street

John Kabrovski is working to remodel and update the bowling alley (Raider Lanes, 3156 State Street) and former Q's Restaurant/Olympia Theater (3154 State Street) using a Main Street Façade Grant from New York State (an "anchor grant"). Part of the construction, a new entryway at 3156 State Street, will require a variance due to setback. They would like to construct a new entrance to the bowling alley, on the parking lot side. There is 11' available now but more space – between 3' and 4' - is required to meet code. The entryway will be 3' from the water line and 8' from the building. This project has been reviewed and approved by the Village Engineer and Village DPW. A final drawing will be submitted. Any construction will not be done on areas where there is an easement – neighbors will have access to their properties through the alley; neighbors are in favor of the project(s); any outdoor partitions will be on wheels. The project will allow the DPW enough space for snow removal and underground maintenance.

As work progresses, there might be a need for another variance. They will address/apply as needed.

The former Q's restaurant, 3154 State Street, is going to be renamed The Alleyway. It will have a restaurant downstairs and a party area/banquet area upstairs.

Once paperwork is filed, the ZBA will hold a public hearing regarding this area variance.

May 2019 Minutes

Motion by Patrick Talty, seconded by William Hughes, to approve the minutes as written.

Aye: Steve McIlwaine, William Hughes, Robert Middleton, Patrick Talty

Nay: None

Abstention: None

Motion by Patrick Talty, seconded by Robert Middleton, to adjourn the meeting at 7:35 pm.

Aye: Steve McIlwaine, William Hughes, Robert Middleton, Patrick Talty

Nay: None

Abstention: None

Elizabeth Dietrich
Secretary, Zoning Board of Appeals