

Village of Caledonia Zoning Board of Appeals
Meeting minutes for May 20, 2020

Members Present: Steve McIlwaine, Patrick Talty, Bill Hughes, Bob Middleton
Also Present: Dan Keenan, Derek Means, and Code Enforcement Official Mike Burnside

The meeting was called to order with the Pledge of Allegiance by Acting Chairperson Bill Hughes. Steve McIlwaine recused himself due to familial connections with Dan Keenan.

Dan Keenan – New House Construction

Mr. Keenan would like to build a residence on his property located at 353 Park Place. He is looking at a variance of

1: code Section 215-15, which requires 100' of road frontage, (measurement of road frontage from front of existing to the line is 188')

and/or

2: Section 215-86(B), which does not allow one house from being built behind another.

Options Mr. Keenan presented to make either of the above options work:

1: Create a private road with the existing driveway; this may not be feasible, as it would create a landlock

2: Section 215-86(B) is vague: the new residence will be approximately 1000' behind the residence already built there. The code does not specify required distance.

3: Option suggested by Bill Hughes: would the Planning Board allow the old railroad bed to be turned into an access road or private road? This may take away the road frontage problem and the residence-behind-residence problems.

4: Use existing driveway with a variance for road frontage

- Any of the above options will need to meet fire code
- A private road will need to be self-maintained

Mr. Keenan will need a variance for road frontage and for the residence-behind-residence if no other options are determined to be feasible.

Motion by Patrick Talty, seconded by Bill Hughes, to hold a Public Hearing at the earliest available opportunity.

Aye: Patrick Talty, Bill Hughes, Bob Middleton

Nay: None

Abstention: Steve McIlwaine

Derek Means, 3996 Main Street

Mr. Means came to the ZBA to pursue a variance for a fence permit. He would like to construct the fence along his property 6' high from the foundation of his home to within 2' of the sidewalk. Per code, this section of fence is allowed to be 3' high (closed), or 4' high (open).

Mr. Means constructed this fence to provide a privacy barrier from the neighbors to the west side of his residence. He stayed back 4' from the sidewalk, but the entire fence is 6' high. Per his building permit, the section of the fence from the foundation of his residence to within 2' of the sidewalk is allowed to be 3' high (closed) or 4' high (chain-link).

Mike Burnside needs to inspect the fence, and will not give a Certificate of Completion at this point. He will, however, not require the removal of the fence because Mr. Means has been to ZBA.

Motion by Steve McIlwaine, seconded by Bob Middleton, to hold a Public Hearing for Mr. Means' fence appeal, at the earliest available opportunity.

Aye: Steve McIlwaine, Patrick Talty, Bill Hughes, Bob Middleton
Nay: None
Abstention: None

Motion by Patrick Talty, seconded by Bob Middleton, to adjourn the meeting at 7:55 pm.
Aye: Steve McIlwaine, Patrick Talty, Bill Hughes, Bob Middleton
Nay: None
Abstention: None

Elizabeth Dietrich
Secretary, Zoning Board of Appeals