

Village of Caledonia Zoning Board of Appeals
Meeting Minutes for January 19, 2022

Members Present: Bill Hughes, Bob Middleton, Patrick Talty

Member Absent: Cory Sisson

Also Present: Ann and Carl Cornwell; Mike Burnside, Code Enforcement Official

The meeting was called to order at 7:00 with the Pledge of Allegiance.

Bill Hughes stated the purpose of tonight's meeting is a public hearing regarding an Area Variance for the construction of a garage at 3287 South Drive.

The building permit for a detached garage was denied due to setback: 50 feet is needed, but only 38 feet is available. Side setback is adequate.

The proposed new garage, 24' x 24', will replace the current 12' x 20' garage. The new garage will not come up as far as the front of the house. It will not block neighbors' view when leaving their driveway. Cornwells will also relocate their driveway to the new garage; this will not involve any curb cuts or sidewalk modifications.

The new building (garage) meets all criteria except setback.

The Zoning Board of Appeals received one letter from Carl and Roseanne Worden, residents of South Drive, expressing their support of the proposed garage.

Motion by Bill Hughes, seconded by Patrick Talty, to open the Public Hearing at 7:03 pm.

Aye: Bill Hughes, Bob Middleton, Patrick Talty

Nay: None

Abstention: none

There are 5 criteria to consider for an Area Variance.

1: Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance

No

2: Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance

No

3: Whether the requested area variance is substantial

No; the front wall of the garage is behind the front wall of the house

4: Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district

No

5: Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

No; Cornwells did not buy the house with the intention of building a garage

Motion by Bob Middleton, seconded by Patrick Talty, to approve the area variance sought by Carl and Ann Cornwell, to build a garage per plans and Code Enforcement / building permit.

Aye: Bill Hughes, Bob Middleton, Patrick Talty

Nay: None

Abstention: None

Motion by Patrick Talty, seconded by Bob Middleton, to close the public hearing at 7:10 pm.

Aye: Bill Hughes, Bob Middleton, Patrick Talty

Nay: None

Abstention: None

After the hearing closed, Bill Hughes stated he visited Cornwells property to look at the proposed garage site.

Upstate Breaker (1 Technology Place)

On 12/29/2021, Upstate Breaker closed the sale of the former Applied Energy property. The demolition has issued, and work may begin next week.

The owner of Upstate Breaker may want to build a new building on the property. He will go to Planning Board with plans, and may be referred to the ZBA.

Solar Project in Town of Caledonia / Partially in Village

There is a proposed solar project in the Town, with a small portion of it in the Village. It will be on the west end, near the CRC plant.

October Minutes

Approval postponed until April.

November Minutes

Motion by Patrick Talty, seconded by Bob Middleton, to approve minutes from November 2021.

Aye: Bill Hughes, Bob Middleton, Patrick Talty

Nay: None

Abstention: None

New Board Member

Members are wondering if there will be a new regular, or even an alternate, board member added.

Motion by Bill Hughes, seconded by Patrick Talty, to adjourn the meeting at 7:30 pm.

Aye: Bill Hughes, Bob Middleton, Patrick Talty

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Zoning Board of Appeals