

Village of Caledonia Zoning Board of Appeals
Minutes for August 10, 2022

Members Present: Bill Hughes, Patrick Talty, Bob Middleton, Cory Sisson

Also Present: Charlie Robinson, Caledonia Library
Michael Place, LaBella Associates
Michael Burnside, Code Enforcement Officer

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

Chairman Bill Hughes stated the purpose of the meeting is to address the addition at the Caledonia Library, 3108 Main Street. The proposed addition does not meet required side setbacks. There will be 0' on one side and 8' on another side; total must be 24' – causing the need for an area variance. Additionally, the new addition would not meet front setback, but will be farther back than the front of the existing building.

The addition is proposed to be approximately 8' from one neighbor's property, and on the other side, the addition (the roof overhang) will be very close to the property line. That neighbor expressed concern about drainage; there are no plans to add drainage to that side of the addition.

Other items discussed:

- Codes referenced in discussion are 215-28(b) – R-2 and 215-19.
- The library owns the empty lot where the proposed addition will go; a house/restaurant used to be there.
- The front corner of the new addition is 8' at the front, but angles back, therefore providing more space the farther back it goes.

Motion by Bob Middleton, seconded by Cory Sisson, to hold a Public Hearing at 7:00 pm, on August 31, with a backup date of September 7, in the matter of an area variance request due to setback for proposed expansion at the Caledonia Library, 3108 Main Street.

Aye: Bill Hughes, Patrick Talty, Bob Middleton, Cory Sisson

Nay: None

Abstention: None

Motion by Bob Middleton, seconded by Cory Sisson, to adjourn the meeting at 7:40 pm.

Aye: Bill Hughes, Patrick Talty, Bob Middleton, Cory Sisson

Nay: None

Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Zoning Board of Appeals