

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

Members Present: Bill Hughes, Patrick Talty, Bob Middleton  
Member Absent: Cory Sisson  
Also Present: Mike Burnside, Code Enforcement Official

The meeting was called to order at 7:05 pm with the Pledge of Allegiance.

**August 31 / Caledonia Library Public Hearing Minutes**

Patrick Talty brought up the portion of the minutes regarding commitment to repair water/drainage issues that may arise from the Library addition: It was discussed at the 8/31 meeting, but it is not the role of the ZBA to enforce a repair or assure this.

Motion by Patrick Talty, seconded by Bill Hughes, to approve the minutes as amended.

Aye: Bill Hughes, Patrick Talty, Bob Middleton

Nay: None

Abstention: None

**Dan Keenan Subdivision (353 Park Place)**

Bill Hughes attended the October Planning Board meeting for more information. The Planning Board did not grant the subdivision due to setback. The existing barn sits too close to the property line. How does the house-behind-a-house code apply?

Bill Hughes talked with Village Attorney Ericka Elliot. She clarified that the property owner needs to provide submission of what he is asking for.

Patrick Talty stated that the ZBA needs a formal request to do what is right for both the community and for the applicant. The Board is unclear what the property owner is asking; he needs to submit plans. For the ZBA to proceed, the Planning Board needs a formal application; maybe another public hearing; and an application to the ZBA.

If the subdivision at 353 Park Place is considered for approval, the Flag Lot that is created will need review by emergency services. If Dan Keenan does not go with the original variance, is it still valid? If he changes his plans, how is the original variance affected?

Mike Burnside discussed the fee schedule and how the Boards should follow protocol to be placed on the agenda. This will perhaps prevent people from coming to meetings without plans. By not following procedure, it puts boards in an awkward position to meet with applicants before following correct procedures.

**2023 Meetings**

Motion by Bob Middleton, seconded by Bill Hughes, to hold the 2023 meetings on the following dates, at 7:00 pm:

January 18, April 19, July 19, October 18

Aye: Bill Hughes, Patrick Talty, Bob Middleton

Nay: None

Abstention: None

Motion by Patrick Talty, seconded by Bob Middleton, to adjourn the meeting at 8:20.

Aye: Bill Hughes, Patrick Talty, Bob Middleton

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Zoning Board of Appeals