

Village of Caledonia Zoning Board of Appeals
Meeting Minutes for June 12, 2024

Members present:

Bill Hughes, Cory Sisson, Bob Middleton, Patrick Talty

Member absent:

Chris Cappotelli

Also in attendance:

Robert Straight, Jay Ward, Melissa and Jason Reid, Michael Burnside

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

Public Hearing, Robert Straight, 18 Stoney Oak Circle

Bill Hughes stated the purpose of the meeting is a Public Hearing for Mr. Straight, 18 Stoney Oak Circle.

Motion made by Cory Sisson, seconded by Bob Middleton, to open the Public Hearing at 7:00 pm.

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

Nay: None

Abstention: None

Bill Hughes stated the purpose of the Public Hearing is Mr. Straight seeking a variance of code 215-19, of the Zoning Law of the Village of Caledonia stating that no building or part of a building shall extend nearer to the street right-of-way line than 50 feet, to construct a front porch. The existing porch is 19' x 4'; the proposed new porch will be 19' x 7', which will be a 3' increase.

Jay Ward, who lives at 17 Stoney Oak Circle, expressed his support of this project. He stated that a 3' addition will not change the neighborhood and will improve Mr. Straight's house.

The Board discussed the 5 criteria for an Area Variance in relation to Mr. Straight's proposed project.

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; very little extra land will be used

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

No; it will make the neighborhood look nice

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; Mr. Straight did not buy the house with the intention of adding this porch

Motion by Patrick Talty, seconded by Cory Sisson, to grant the Area Variance to Mr. Straight.

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

Nay: None

Abstention: None

Motion at 7:35 by Cory Sisson, seconded by Bob Middleton, to close the Public Hearing.

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

Nay: None

Abstention: None

Joseph Stasiw, 258 Jersey Street

Mr. Stasiw came to the Board to discuss a possible addition to his home. His home is constructed 1' from the property line; it has a 16' x 19' addition. He would remove the current addition and rebuild it. His entire property is 29' wide, to include the house and driveway; clarification is needed whether the addition will fit in the property boundaries. Mr. Stasiw has talked with his neighbor about the addition, and they are willing to create a written agreement/easement.

To proceed, Mr. Stasiw will need to have his property surveyed. Once the survey is done and property boundaries are clear, the ZBA can address setback approval. Additionally, the Village Attorney, Ed Russell, has advised that the house is pre-existing, and a building permit cannot be issued without a variance.

In summary, the request would entail setback variance and approving a project without 16' total available for the side yard, as 8' is needed on one side and 2" is actually available.

Motion by Patrick Talty, seconded by Cory Sisson, to hold a Public Hearing on July 17th at 7:00 pm to address Mr. Stasiw's variance request.

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

Nay: None

Abstention: None

May 2024 Minutes

Motion by Bill Hughes, seconded by Patrick Talty, to approve the May 2024 minutes as written.

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

Nay: None

Abstention: None

If there is no new business and/or no Public Hearing, the Board agreed to cancel the July meeting.

Motion by Bob Middleton, seconded by Patrick Talty, to adjourn the meeting at 8:15 pm.

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

Nay: None

Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Zoning Board of Appeals