

Village of Caledonia Zoning Board of Appeals  
Meeting Minutes for March 12, 2025

Members present: Bill Hughes, Bob Middleton, Cory Sisson, Patrick Talty  
Member absent: Chris Cappotelli  
Also in attendance: Kevin O'Donoghue, Land Surveyor

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

**Schultz Subdivision, 3133 Lehigh Street**

Mr. O'Donoghue is the surveyor working with Georgianna Schultz, property owner at 3133 Lehigh Street. Mrs. Schultz would like to subdivide her parcel of land into 2 parcels. The subdivision was referred to the ZBA by the Planning Board.

The Planning Board is seeking the Zoning Board's interpretation of the following items:

1: *Accessory Building (Garage) that will be 1' away from the proposed property line*  
Buildings need to be 10' from the property line. The garage is pre-existing and non-conforming. The garage will be included in the new parcel and it faces North Street.

2: *Lot size for new lot*

A building lot must be at least 11,000 square feet. The new lot will be approximately 13,900 square feet.

3: *Frontage needed*

100' is needed; 109' is available at the front of the building line

4: *Front Setback*

Based on existing structures, there is 29'-34' available

5: *Rear Yard*

94' is available with a depth of 25'

After discussion, the Board determined that 2 variances are needed:

*Variance 1:* For the parcel where Mrs. Schultz' house is, 3133 Lehigh Street

Variance of 215-19 for lot size. This lot, after subdivision, will be less than the required 11,000 square feet, at approximately 8,600 square feet.

*Variance 2:* For the accessory building (garage) on the newly created parcel

Variance of 215-16, which states an accessory building must be at least 10' from a property line.

The Zoning Board would like to hold a Public Hearing in conjunction with the Planning Board, for the above two items, as well as the anticipated Hearing the Planning Board will need to hold regarding the subdivision. In addition, ZBA members asked for the Village Attorney to consult in this matter.

Motion by Bob Middleton to hold a joint Public Hearing with the Village of Caledonia Planning Board at a date set by the Planning Board that is mutually agreeable; tentative date is at the Planning Board's April 2025 meeting, on April 15 at 6:30 pm.

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

Nay: None  
Abstention: None

Motion by Patrick Talty, seconded by Bob Middleton, to adjourn the meeting at 7:55 pm.

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

Nay: None

Abstention: None

Elizabeth Dietrich  
Secretary, Village of Caledonia Zoning Board of Appeals