

Village of Caledonia Zoning Board of Appeals

Meeting Minutes for May 20, 2025

Public Hearing for 3133 Lehigh Street

Members present: Bill Hughes, Chris Cappotelli, Bob Middleton, Cory Sisson

Member absent: Patrick Talty

Also present: Mike Burnside, Code Enforcement Official

Kevin O'Donoghue, Land Surveyor

Planning Board members: Rhett Clark, James Kemnitz, Jay Barefoot, Marge Landowski, Christopher Frank, Charles Martelle

Community members, see included sign-in

The meeting was called to order at 6:00 with the Pledge of Allegiance.

The public hearing was called to order at 6:05 pm.

Georgianna (Schultz) Middleton is seeking an area variance for code sections 215-19 and 215-20 – lot size and setback requirements of the existing lot, where her home is located. The lot size of the parcel where her home is located will essentially be returned to its original size before combining tax parcels.

Q: BJ Drago, 3221 Iroquois Road, asked for clarification that the newly created lot would be sized for a residential lot

A: Yes

Questions regarding easements on the property:

- There was an easement placed near the former railroad tracks, but is no longer in use after the tracks are gone
- There is an easement to access the septic tank, but will not be needed once the property is subdivided

The Board reviewed criteria for an Area Variance:

- A. The requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties;
- B. The benefits sought by the applicant cannot be achieved by some other feasible method;
- C. The requested variance is not substantial;
- D. The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district;
- E. The alleged difficulty was not self-created.

Motion by Bill Hughes, seconded by Cory Sisson, to grant an Area Variance for Village Codes 215-19 and 215-20 for the property located at 3133 Lehigh Street.

Aye: Bill Hughes, Cory Sisson, Chris Cappotelli

Nay: None

Abstention: Bob Middleton

The public hearing was closed and the meeting adjourned at 6:25 pm.

Elizabeth Dietrich

Secretary, Village of Caledonia Zoning Board of Appeals



Village of Caledonia Planning Board  
Public Hearing re: Schultz Subdivision  
May 20, 2025

Please Sign In: Print Your Name and Address

Name	Address
B.J. DRALGO	3221 IROQUOIS RD.
SARAH BIRNBERG	3221 IROQUOIS RD.
George J. Middleberry	2133 W. G.