

Village of Caledonia Zoning Board of Appeals

Meeting Minutes for July 2025

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

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

January 2025 Minutes

Motion by Patrick Talty, seconded by Bob Middleton, to approve the January 2025 minutes as written.

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

Nay: None

Abstention: None

March 2025 Minutes

Motion by Patrick Talty, seconded by Bob Middleton, to approve the March 2025 minutes as written.

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

Nay: None

Abstention: None

April 2025 Minutes

Motion by Chris Cappotelli, seconded by Cory Sisson, to approve the April 2025 minutes as written.

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

Nay: None

Abstention: None

May 2025 Minutes

Motion by Chris Cappotelli, seconded by Cory Sisson, to approve the April 2025 minutes as written.

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

Nay: None

Abstention: None

3154 East Avenue: Discussion surrounding converting property into single-family residence

The pending new owner of this property, Demetrius Ellison, is considering converting this property, currently in use as a hair salon, into a single-family residence. Mr. Ellison appeared before the Planning Board, who referred this to the ZBA; the ZBA will discuss the Planning Board's denial of this location as a residence because it does not meet the criteria of code sections 215-15 sections A-F. Mr. Ellison is not in attendance at tonight's meeting.

This property is zoned B-2, which authorizes use as an R-1. The Board discussed whether this is a candidate for a variance. Without further information or an application from Mr. Ellison, the ZBA is unable to proceed, but noted:

215-15 A – E: the property does not meet these criteria; possible need for variance

215-15 F: does not apply to this property; no need for variance

The next ZBA meeting is October 15.

Motion by Patrick Talty, seconded by Chris Cappotelli, to adjourn the meeting at 8:10.

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

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Zoning Board of Appeals