

Village of Caledonia Zoning Board of Appeals

Meeting Minutes for November 13, 2024

Public Hearing for 130 North Street (Barn Construction); 3240 Iroquois Road (Fence Installation)

Members Present: Bill Hughes, Bob Middleton, Patrick Talty, Chris Cappotelli

Member Absent: Cory Sisson

Also Present:

Village of Caledonia Zoning Board of Appeals
November 13, 2024

Public Hearing for

- Setback variance at 130 North Street
- Fence installation at 3240 Iroquois Road

Please sign in below:

Name	Address
Myron Brewster	130 North St. Caledonia
John McNulty	120 North St.
JEFF DEAGAN	3202 Church St. CALEDONIA.
David Roll	3261 East Ave Caledonia
Amintha Romaguera-McNulty	120 North St. Caledonia
Melissa Gerber	233 Jersey St. Caledonia, NY
Carl D. Merly	233 Jersey St Caledonia NY
Chris Padwick-Field	3240 Iroquois Rd. Caledonia NY

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

Public Hearing, 3240 Iroquois Road

The Public Hearing for 3240 Iroquois Road, Khris Padlick-Field, was opened at 7:00 pm.

Mr. Padlick-Field is seeking variance for fence height for a proposed fence on his property. Per code, the portion of the fence that would be 6' in height would need to stop at the front corner of the foundation of his house. He is seeking a variance to allow a 6' high fence beyond that location.

Mr. Padlick-Field is proposing a wooden 6' fence that will extend approximately 80' from the front corner of his foundation. In the process, he would replace some fencing that belongs to a neighboring property (with their permission).

Melissa and Carl Gerber, neighbors to Padlick-Fields on Jersey Street, submitted concerns about the proposed fence. They are opposed to the project, citing concerns about damage to their trees and the impact of their view by a new fence.

The Board of Appeals needs to know the distance for how far in from the Padlick-Fields' property line the new fence would be installed. Existing trees and existing fences do not impact what the variance is asking for. After some discussion, a possibly agreeable idea for the fence could be a 6' fence no further than the north wall of Gerbers' garage (233 Jersey Street).

Next steps:

- Padlick-Field: get a survey to clearly identify property boundaries
- Padlick-Field / Gerbers: evaluate the distance of the fence onto Padlick-Fields' property line.
- Plan to attend the January 2025 meeting to further discuss

Motion by Patrick Talty, seconded by Chris Cappotelli, to table this Public Hearing until January 15, 2025.

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

Nay: None

Abstention: None

Public Hearing, 130 North Street

Motion by Bob Middleton, seconded by Patrick Talty, to open the Public Hearing for 130 North Street at 7:50 pm.

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

Nay: None

Abstention: None

Myron Brewster is seeking a setback variance to allow barn construction at his residence. The proposed wooden barn with a gambrel roof has dimensions 32' x 60' and would be 25'-26' high. The area variance will be asking for 2' variance on either side (total of 32' width needed, and 28' available), as well as 1' variance on the rear setback, based on building height. The 26' building height requires 21' setback but only 20' is available. There are no other buildings bordering the property. This barn will be located behind Mr. Brewster's residence, is for personal use only, and will not need a driveway added. The structure will be leveled with the foundation accommodating the natural property slope. Pending variance approval, Mr. Brewster would like to start this project as soon as possible. He will discuss steps with Mike Burnside.

John McNulty, Mr. Brewster's neighbor, expressed concern regarding the height of the building compared to the neighboring garages and outbuildings. After discussion, asking questions, and learning the building will be wood instead of metal, he is less concerned about the impact on the neighborhood.

The Board Reviewed the 5 criteria for Area Variance Approval:

- A. The requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties in that: there are many other wooden barns and outbuildings in the Village;
- B. The benefits sought by the applicant cannot be achieved by some other feasible method, namely due to property location and placement of septic tank.
- 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 because the property was not purchased with the intention of building a barn.

Motion by Bob Middleton, seconded by Patrick Talty, to approve the area variance.

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

Nay: None

Abstention: None

Motion by Patrick Talty, seconded by Chris Cappotelli, to close the Public Hearing at 8:20 pm.
Aye: Bill Hughes, Bob Middleton, Patrick Talty, Chris Cappotelli
Nay: None
Abstention: None

October 2024 Minutes

Motion by Bob Middleton, seconded by Bill Hughes, to approve the October 2024 minutes as written.

Aye: Bill Hughes, Bob Middleton, Patrick Talty, Chris Cappotelli
Nay: None
Abstention: None

Motion by Bob Middleton, seconded by Chris Cappotelli, to adjourn the meeting at 8:22 pm.

Aye: Bill Hughes, Bob Middleton, Patrick Talty, Chris Cappotelli
Nay: None
Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Zoning Board of Appeals