

Village of Caledonia Zoning Board of Appeals  
Meeting Minutes for May 17, 2017

Members Present: Steve McIlwaine, Patrick Talty, Bob Middleton, Bill Hughes  
Also Present: Jim Sickles

The meeting was called to order at 7:00 pm.

**Public Hearing, 3241 Iroquois Road**

The purpose of tonight's meeting is to set a date for a public hearing regarding a use variance by Jim Sickles for the property located at 3241 Iroquois Road. Mr. Sickles brought a map to show the neighborhood and illustrate there are many multi-unit and single-family homes there. He bought the property with the intent to use as an office space, but there is little demand for office rental in Caledonia. The building is 2 levels: he may keep the basement space as an office and use the main level as an apartment and wondered if this affects anything in terms of use and what's allowed?

Patrick Talty made a motion, seconded by Bill Hughes, to hold the public hearing on June 8 at 7:00 pm.

Aye: Steve McIlwaine, Patrick Talty, Bob Middleton, Bill Hughes

Nay: None

Abstention: None

Patrick Talty made an amended motion, seconded by Bob Middleton, to add June 15 as an alternate date for the hearing in the event that space is not available on June 8.

Aye: Steve McIlwaine, Patrick Talty, Bob Middleton, Bill Hughes

Nay: None

Abstention: None

**January Minutes**

Bob Middleton made a motion, seconded by Bill Hughes, to approve the January 2017 minutes.

Aye: Steve McIlwaine, Bob Middleton, Bill Hughes

Nay: None

Abstention: Patrick Talty

**April 2017 Record**

The board reviewed the meeting record for April 26.

Patrick Talty made a motion, seconded by Bob Middleton, to adjourn the meeting at 7:40.

Aye: Steve McIlwaine, Patrick Talty, Bob Middleton, Bill Hughes

Nay: None

Abstention: None

Elizabeth Dietrich  
Secretary, Zoning Board of Appeals