

Village of Caledonia Zoning Board of Appeals
Minutes for June 8, 2017

Members Present:

Steve McIlwaine, Bill Hughes, Patrick Talty, Bob Middleton, Sally Santora

Also Present:

Jim Sickles, Larry Munt, Ray Henry

The meeting and Public Hearing were opened at 7:05 pm with the Pledge of Allegiance.

Steve McIlwaine stated the Public Hearing is for the Use Variance request by Jim Sickles at his property on 3241 Iroquois Road. The property is zoned Light Industrial, and he would like to use this property as a single-family rental and office space.

Use Variances require the 4 following criteria to be met:

1: Reasonable Return

Mr. Sickles provided a letter from a realtor stating that he could not resell this property for what he paid: resale price is less than the purchase price. Office space is difficult to rent in Caledonia, as there is little market for office space here. The marketability of this property, as-is, is low.

Mr. Sickles' purchase became final on 12/30/16. The building owners, Jones Chemical, tried giving the building away to various local groups: the library, fire department, and the Boy Scouts. It is located on a hill and the upper level is hard to access.

2: Unique Circumstances

The Board agreed that this is a unique property.

3: Essential Character

The Board agreed that this will not change the essential character of the neighborhood, but it will improve the neighborhood. Much of the neighborhood is also single- or multiple-family rentals.

Larry Munt stated that this will improve the neighborhood, and he stated that the building was falling apart.

4: Self-Created Hardship

Mr. Sickles bought this property with the intent of leasing it as office space.

Motion to approve the use variance with the use of 3241 Iroquois Road as R2 was made by Patrick Talty and seconded by Bob Middleton.

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

Nay: None
Abstention: Sally Santora

Sally Santora left the meeting.

May 2017 Minutes

Motion to approve the May 2017 minutes made by Bob Middleton and seconded by Bill Hughes.

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

Nay: None

Motion to adjourn at 7:35 by Patrick Talty and seconded by Steve McIlwaine.

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

Nay: None

Elizabeth Dietrich
Secretary, Zoning Board of Appeals