

Village of Caledonia Zoning Board of Appeals  
Meeting Minutes for July 18, 2018

Members Present:

Steve McIlwaine, Robert Middleton, Patrick Talty, Sarah Santora, William Hughes

Also Present:

Steven & Colleen Mance

Steve McIlwaine called the meeting to order at 7:00 with the Pledge of Allegiance.

**Variance Request: Steven & Colleen Mance**

Mr. and Mrs. Mance applied for a building permit to construct an 8' fence at their property located at 3039 Ida's Lane. This fence would be used to enclose a garden, and would be made of rolled wire that has 6" square openings, and have posts every 8'-10'. Their building permit was denied due to fence height: maximum allowed height in the Village is 6'.

The proposed fence will be 50' wide and 90' deep. It is 10' from the east lot line, 60' from the west lot line, has a 230' front setback, and a 10'-20' rear setback. Mance's property has an eastern lot line of 344' deep and a western lot line of 326'. The fence would be in the backyard only, and would not be a privacy fence, but in place solely to contain a garden in the backyard.

Mr. Mance stated that they have a heavy concentration of deer at their property, and his research has determined that deer are less likely to jump over an 8' fence than a 6' fence. He enjoys gardening and does not want to invest time and effort into a garden if the deer are not kept out.

Mr. Mance has talked with John, his closest neighbor, who expressed no concern over the fence construction. He also talked to Kenny, who lives nearby, and also expressed no concern over the fence. He has not talked to neighbors across the street.

A **motion** by Robert Middleton, seconded by Sarah Santora, was made to hold a public hearing on Wednesday, August 15<sup>th</sup> at 7:00 pm.

Aye: Steve McIlwaine, Robert Middleton, Patrick Talty, Sarah Santora, William Hughes

Nay: None

Abstention: None

After Mr. and Mrs. Mance left the meeting, Board members discussed the fence and concerns about its construction. Bill Hughes voiced his concern that approving this is setting a precedent for future fence construction in the Village. He also wondered if there is a way to remove some of the excess deer population in the Village.

A **motion** to adjourn was made by Robert Middleton, seconded by Sarah Santora, at 7:40 pm.

Aye: Steve McIlwaine, Robert Middleton, Patrick Talty, Sarah Santora, William Hughes

Nay: None

Abstention: None

Elizabeth Dietrich  
Secretary, Zoning Board of Appeals