

Regular Monthly Meeting
Caledonia Town Board
March 16, 2017

The Regular Monthly Meeting of the Town Board of the Town of Caledonia was held March 16, 2017, 7:00 P.M., at the Town Hall, 3109 Main Street, Caledonia, NY.

Supervisor Pangrazio called the meeting or order and led in the Pledge of Allegiance.

PRESENT:

Supervisor	Daniel Pangrazio
Councilman	Mark Rothrock
Councilwoman	Pamela Rychlicki
Councilman	Todd Bickford
Town Clerk	Laurie Sattora

ABSENT: Councilman Tim Anderson

OTHERS: Highway Superintendent Mark Schroeder, Attorney Dan Magill, Code Enforcement Officer Tom Perkins, Joan Crunden, Katie Hillman, JP Schepp, Devin Preston, Paul Raymond, James Wheeler, Keith Stein, Suit-Kote representatives Brennan Bezon, Steve Rebman, Derek Bump, and several other residents.

Councilman Rothrock requested that we would the February 9, 2017 minutes. Councilwoman Rychlicki moved that we amend the minutes and it was seconded by Councilman Bickford.

RESOLUTION 59-2017

APPROVAL OF FEBRUARY 9, 2017 MINUTES WITH CORRECTION

On motion of Councilman Bickford, seconded by Councilwoman Rychlicki the following resolution was

ADOPTED- Aye- Pangrazio, Rychlicki, Rothrock, Bickford Absent- Anderson Nay-0

RESOLVED, that the Board approves the February 9, 2017 minutes with corrections.

OPEN FORUM

SUIT-KOTE CORPORATION

Suit-Kote Corporation representatives gave a Presentation to the Town Board and those in Attendance

regarding its request for a change of zoning from I-1 (Light Industrial) to I-2 (Heavy Industrial) for the following Tax Map Parcels 1.-1-19.12, 1.-1-19.13, and 1.1-18.11 that are all located in the Town of Caledonia. Suit-Kote Corporation is a privately -owned asphalt products manufacturer, road construction, maintenance and asphalt applications engineering company that has filed an application to have an Operating Emulsion Storage Facility & Truck/Equipment Shop in the existing building located at 159 Flint Hill Road in the Town of Caledonia. The business is family owned and operated and has been in operation since 1921 with more than 15 facilities currently operating across the North East.

The Business is a seasonal business that runs from April through October. If approval is given, Suit-Kote Corporation is planning on improving the appearance of the existing building and with the location of the railroad running alongside the property, the property is a great fit for Suit-Kote to create a new facility in this part of Livingston County. The tanks are monitored and inspected very closely by the DEC that will contain the asphalt.

ANNOUNCEMENTS/COMMUNICATIONS

Supervisor Pangrazio reviewed the following communications with the Board:

- Supervisor Pangrazio and the Town Board received letters of support for the zoning change and approval of Suit-Kote's asphalt facility from the following Towns:
 - Town of Avon Town Supervisor Dave LeFeber.
 - Town of East Bloomfield Highway Superintendent Brian Bernard.
- Five properties are up for Tax Foreclosure due to unpaid taxes in the Town and Village of Caledonia. Taxes must be paid by June or the property will be up for Auction this summer.

DEPARTMENTS/COMMUNICATIONS

7:15 P.M.- OPEN PUBLIC HEARING – LOCAL LAW No. 1 FOR 2017

Supervisor Pangrazio asked Town Clerk Laurie Sattora to read the Legal Notice that was published in the Livingston County News. The Legal Notice read as follows:

“PLEASE TAKE NOTICE that the Town Board of the Town of Caledonia will conduct a Public Hearing on March 16, 2017 at 7:15 P.M. at the Caledonia Town Hall, 3109 Main Street Caledonia, Livingston County New York, to consider the application by Suit-Kote Corporation for a change of zoning from I-1 (Light Industrial) to I-2 (Heavy Industrial) for the following Tax Map Parcels 1.-1-19.12, 1.-1-19.13, and 1.1-18.11 that are all located in the Town of Caledonia. The petitioner is requesting that the Town of Caledonia Zoning Map be amended to create a Heavy Industrial District for the following Tax Map Parcels 1.-1-19.12, 1.-1-19.13, and 1.1-18.11 in its entirety. Suit-Kote Corporation is a privately -owned asphalt products manufacturer, road construction, and maintenance and asphalt engineering company in the Northeast. Suit-Kote Corporation is seeking to develop an operating Storage Facility and Truck Equipment Shop. This request has been referred to the Caledonia Planning Board and the Livingston County Planning Board. Let it be known at such time and place, the Caledonia Town Board shall hear anyone for or against this proposed zoning change.”

Supervisor Pangrazio asked if the Public had any comments or questions.

Dave Czapranski-

Mr. Czapranski owns 143 Flint Hill Road and asked if the proposed facility would make his taxes go up on his property. Supervisor Pangrazio stated that the proposed facility would not have any effect on his assessment or property taxes.

Supervisor Pangrazio asked if any Board Members had any comments or questions.

LIVINGSTON COUNTY PLANNING BOARD COMMENTS AND RECOMMENDATIONS:

Supervisor Pangrazio reviewed the Comments received from the Livingston County Planning Board.

The Livingston County Planning Board at its regular meeting on March 9, 2017 reviewed the zoning referral for Site Plan Review, Rezoning and Zoning Map Amendment for Suit-Kote Corporation for the asphalt bulk storage facility. The Planning Board had a quorum present and voted to recommend “Approval” of the proposed action with the following advisory comments:

1. Make sure that the Town completed all the necessary notifications as required pertaining to municipal notification. Town Clerk Laurie Sattora sent out 24 certified mailings to surrounding property owners and the NYS DOT. Town Clerk Laurie Sattora also notified the Town of LeRoy and the Genesee County Department of Planning because the proposed project is within 500 feet of the LeRoy Town line.
2. Completion of the SEQR process.

3. Town should investigate the potential for odors that may negatively impact neighboring properties. Suit-Kote has indicated that an odor mitigation system to eliminate nuisance odors will be installed.
4. The NYS Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) has indicated that the project is in an archaeologically sensitive area and that a Phase 1 Archaeological Survey is required. The Town should ensure that State Historic Preservation Office (SHPO) has given approval before any construction is initiated.
5. All lighting should be planned in a way to ensure that it does not interfere with safe travel along any adjacent roads or with neighboring properties. All lighting should be “dark sky” compliant.
6. For radio communication and reception issues that have arisen in the County, the applicant should work with the Town and Livingston county Sheriff’s Office to ensure that emergency responder communications remain intact if an emergency should ever arise.
7. Prior to the initiation of facility operations, the applicant should consult with the Caledonia Fire District, and the Livingston County Office of Emergency management regarding the facility storage tanks and its content, and the site layout.

Supervisor Pangrazio asked the Suit-Kote representatives about odor control at its current facilities. They stated that Two sites currently have carbon filters in place to help with odor mitigation.

SEQR REVIEW – CHATFIELD ENGINEERING

John Paul Schepp of Chatfield Engineering reviewed the plans application materials and SEQR and related documents for the proposed Asphalt Product Bulk Storage Facility with the Board.

- Two SEQR actions are involved with the proposed project. First for the rezoning of the site from Light Industrial to Heavy Industrial. The Town Board should act as the Lead Agency for this Action.
- This action is considered an UNLISTED ACTION under SEQR as only approximately 6 acres will be altered.
- Part 1 of the Full Environmental Assessment Form (FEAF) was prepared by the developer and after some minor revisions the latest document has addressed my concerns. The developer will provide this part of the document.
- On behalf of the Town, Chatfield Engineers has completed part 2 of the FEAF. John Paul Schepp reviewed his analysis of any potential impacts with the Board for part 2 of the FEAF.
- On behalf of the Town, Chatfield Engineers has completed part 3 of the FEAF. John Paul Schepp reviewed his analysis of the Magnitude and Importance of Project Impacts and Determination of Significance with the Board. The board was in agreement with Chatfield Engineers evaluation and Supervisor Pangrazio signed the document on page 2 of part 3.
- This project is an Unlisted Action under SEQR that will result in no significant adverse impacts on the environment and therefore an environmental impact statement need not be prepared. A Negative Declaration is accordingly issued.

CODE ENFORCEMENT OFFICER-TOM PERKINS

Code Enforcement Officer Tom Perkins updated the Board on the following items:

- Updated the Board on the CRC Project. CRC is hoping to be up and running by May of this year.
- Code Enforcement Officer Tom Perking has met with AGL representatives about enlarging the office with a one-story addition where the current office exists that faces the existing park not route 5. Code Enforcement Officer Tom Perkins advised AGL that since the property is in a Planned Unit Development AGL will need Town Board approval to go before the Planning Board for Site Plan Approval for the office expansion.

AGL is in the preliminary stages for this project and will be seeking Site Plan Approval before the Caledonia Planning Board at a future time.

RESOLUTION 60- 2017

TOWN BOARD APPROVAL FOR AGL OFFICE EXPANSION

On motion of Councilman Bickford, seconded by Councilwoman Rychlicki the following resolution was

ADOPTED- Aye- Pangrazio, Rychlicki, Rothrock, Bickford Absent- Anderson Nay-0

RESOLVED, that the Board gives AGL authorization to go the Planning Board for Site Plan Review for the office expansion. This office expansion will be a one-story addition where the current office exists that faces the existing park not route 5. AGL is currently in the planning stages and when the Engineer has the plans drawn up they will then appear before the Planning Board.

Councilman Rothrock requested that Code Enforcement Officer Tom Perkins make sure that AGL cleans up the signage and any outstanding items.

PLANNING BOARD -PAM RYCHLICKI

Councilwoman Rychlicki updated the Board on the Planning Board meeting that was held in February. Oak Knoll Manor and Suit-Kote Corporation appeared before the Planning Board.

BUILDING/GROUNDS-SUPERVISOR PANGRAZIO

Supervisor Pangrazio updated the Board on the recent wind storm damage to the roof at the Town Hall. The fence will be installed in the first part of April when the weather improves.

HIGHWAY DEPARTMENT - MARK SCHROEDER

Highway Department Superintendent Mark Schroeder updated the Board on the following activities:

- The Highway Department will be starting 4-10 hour days on March 27th.
- The cover for the Salt Barn is to be installed next week.
- The new Tractor is in and will be delivered soon.
- The Highway Department has been very busy with lots of trees down in the cemetery and on the road sides with the recent wind and snow storms.
- The Town of Nunda had to postpone its meeting to approve the truck purchase from the Town due to the weather.
- Several trees are down in the cemetery and broke the rope on the Flag.

TOWN CLERK-LAURIE SATTORA

TOWN CLERK'S REPORT FEBRUARY 2017

Total State, County & Local Revenues for February 2017:

Total Local Shares Remitted to Town of Caledonia Town Supervisor	\$ 2,257.88
Amount paid to: NYS Ag. & Markets Animal Population Control Fund	\$ 26.00
Amount paid to: NYS Dept. of Environmental Conservation - ACH(Electronically)	\$ 23.52
Amount paid to: NYS Department of Health - Marriage License	\$ 22.50
Total State County & Local Revenues - February 2017	\$ 2,330.00

RESOLUTION 61-2017

ACCEPT FEBRUARY 2017 TOWN CLERK'S MONTHLY REPORT

On motion of Councilman Rothrock seconded by Councilman Bickford the following resolution was

ADOPTED – Aye – Pangrazio, Rothrock, Rychlicki, Bickford Nay-0 Absent – Anderson

RESOLVED, that the February 2017 Town Clerk's monthly report is approved as presented.

OLD BUSINESS

WATER REQUEST -SAND HILL ROAD

Supervisor Pangrazio received a letter from Jay and Kelly Jones back in February requesting that the Town of Caledonia investigate running water lines on Sand Hill Road. Supervisor Pangrazio contacted Livingston County Water and Sewer to work on the costs associated with the running of water to the residents, and to also see if any grant funding may be available in the future as currently no grant money is available. Supervisor Pangrazio is waiting to hear final numbers for the costs involved back from Livingston County.

CEMETERY MOWING-2017

Supervisor Pangrazio and the Board discussed the mowing of the cemetery for the 2017 season.

CEMETERY FENCE

The Board discussed the installation of the fence and having it installed as close to the lot line as possible. The Board would also like to have Barry trim along the fence line to keep it neat and clean.

7:45 P.M.-CLOSE PUBLIC HEARING FOR LOCAL LAW No. 1 FOR 2017

Supervisor Pangrazio asked if anyone else would like to speak on the Proposed Zoning Change and Zoning Map Amendment. No other Board Member or any one present had any other comments or questions so Supervisor Pangrazio closed the Public Hearing.

TOWN HALL SURVEY AND PROPERTY ACQUISITION

Supervisor Pangrazio and the Board discussed the survey and property acquisition behind the Town Hall. Highway Superintendent Mark Schroeder is getting quotes on paving for behind the Town Hall.

NEW BUSINESS

RESOLUTION 62- 2017

OATKA WATERSHED COMMITTEE – PETER LENT

On motion of Councilman Rothrock seconded by Councilwoman Rychlicki the following resolution was

ADOPTED- Aye- Pangrazio, Rothrock, Rychlicki, Bickford Nay- 0 Absent- Anderson

RESOLVED, that the Town Board shall re-appoint Peter Lent for two years with the term ending in March 2019 as the Oatka Watershed Committee Representative for the Town of Caledonia.

RESOLUTION 63-2017

SEQR LEAD AGENCY PURPOSES

On motion of Councilwoman Rychlicki seconded by Councilman Bickford the following resolution was

ADOPTED – Aye – Pangrazio, Rothrock, Rychlicki, Bickford Nay-0 Absent – Anderson

RESOLVED, that the Town Board of the Town of Caledonia act as Lead Agency for SEQR for the proposed rezoning from I-1 (Light Industrial) to I-2 (Heavy Industrial) for the following Tax Map Parcels 1.-1-19.12, 1.-1-19.13, and 1.1-18.11 that are all located in the Town of Caledonia for the proposed Asphalt Product Bulk Storage Facility.

RESOLUTION 64-2017

ADOPTION OF LOCAL LAW No. 1 FOR 2017

On motion of Councilman Rothrock seconded by Councilman Bickford the following resolution was

ADOPTED – Aye – Pangrazio, Rothrock, Rychlicki, Bickford Nay-0 Absent – Anderson

WHEREAS, at a meeting held on February 9, 2017 a proposed Local Law was introduced. After holding a Public Hearing on March 16, 2017, the Town of Caledonia has adopted the following Local Law:

SECTION 1

This Local Law is adopted pursuant to the authority granted to the Town Board of the Town of Caledonia by Section 130-108 of the Zoning Code of the Town of Caledonia.

SECTION 2

The Zoning Code and Map of the Town of Caledonia is hereby changed from Light Industrial (I-1) to Heavy Industrial (I-2) for the following described property:

ALL THAT TRACT AND PARCEL OF LAND

Situate in the Town of Caledonia, County of Livingston, State of New York, further described as follows:

Tax Map Parcels #1.-1-19.13;1.-1-19.12; and 1.-1-18.11

SECTION 3

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any Court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of the Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Caledonia hereby declares that it would have passed this Local law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 4

All Ordinances, Local Laws and parts thereof inconsistent with this Local law and parts thereof inconsistent with this Local Law are hereby repealed.

SECTION 5

This Local Law shall take effect ten (10 days) after publication pursuant to 264 of the Town Law and upon filing in the Office of the Secretary of State in accordance with Section Twenty-Seven of the Municipal Home Rule Law.

SUIT-KOTE CORPORATION - ASPHALT PRODUCT BULK STORAGE FACILITY

Supervisor Pangrazio and the Town Board are in favor of the Suit-Kote Corporation in Operating an Emulsion Storage Facility and Truck/Equipment Shop at 159 Flint Hill Road in the Town of Caledonia.

RESOLUTION 65-2017

2009 LAPTOP COMPUTER SURPLUS

On motion of Councilwoman Rychlicki seconded by Councilman Bickford the following resolution was

ADOPTED – Aye – Pangrazio, Rothrock, Rychlicki, Bickford Nay-0 Absent – Anderson

RESOLVED, that the 2009 HP Laptop be declared surplus due to failure of the hard drive.

RESOLUTION 66-2017

ACCEPTANCE OF PART 1 OF THE EAF

On motion of Councilman Bickford seconded by Councilwoman Rychlicki the following resolution was

ADOPTED – Aye – Pangrazio, Rothrock, Rychlicki, Bickford Nay-0 Absent – Anderson

RESOLVED, that the Town Board is in agreement with Part 1 of the FEAF prepared by the developer and accepts Part 1 of the EAF.

RESOLUTION 67-2017

ACCEPTANCE OF PARTS 2 AND 3 OF FULL EAF

On motion of Councilman Rothrock seconded by Councilwoman Rychlicki the following resolution was

ADOPTED- Aye- Pangrazio, Rothrock, Rychlicki, Bickford Nay- 0 Absent- Anderson

RESOLVED, that the Town Board of the Town of Caledonia is in agreement with Part 2 and 3 of the Full FEAF prepared on behalf of the Town of Caledonia by Chatfield Engineers, P.C. and accepts Part 2 and 3 of the Full EAF.

RESOLUTION 68-2017

PROJECT IS AN UNLISTED ACTION UNDER SEQR

On motion of Councilwoman Rychlicki seconded by Councilman Rothrock the following resolution was

ADOPTED – Aye – Pangrazio, Rothrock, Rychlicki, Bickford Nay-0 Absent – Anderson

RESOLVED, that the Town Board of the Town of Caledonia is in agreement that the Project is an Unlisted Action under SEQR and that this project will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared. Accordingly, a NEGATIVE DECLARATION is declared.

REVIEW OF SUPERVISORS REPORT

All Board Members have received via e-mail prior to the board meeting copies of the Monthly Supervisor’s Report which includes up to date Trial Balances and Budget to Actual revenues and expenditures and trial balances. All Board Members signed off on all the reports.

AUDIT OF ABSTRACT OF PAID VOUCHERS AND TRIAL BALANCES

The Board audited the Abstract of paid Vouchers and trial balances.

RESOLUTION 69-2017

PAYMENT OF BILLS

On motion of Councilman Bickford seconded by Councilman Rothrock the following resolution was

ADOPTED- Aye- Pangrazio, Rothrock, Rychlicki, Bickford Nay- 0 Absent- Anderson

RESOLVED, that the bills be paid in the following amounts:

GENERAL FUND A – Voucher #'s 77- 83,85-89, 91-95,97-108	\$ 9,229.43
B FUND – Voucher # 84,90,96	\$ 2,606.75
HIGHWAY FUND DB – Voucher #'s 31-44	\$ 7,007.58
GRAND TOTALS	\$ 18,843.76

On motion to adjourn by Councilwoman Rychlicki seconded by Councilman Rothrock and carried by all, the board meeting was adjourned.

Respectfully Submitted,

Laurie Sattora
Town Clerk

