

Town of Caledonia Planning Board

3109 Main St., Caledonia, NY 14423
(585) 538-4927

MEETING MINUTES

The Planning Board held a Public Meeting at 7:30PM Wednesday, February 22, 2017 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sturm

Board Members Present:

- Mark Callan
- C. Joan Crunden
- George Middleton
- Jenea Rychlicki
- Steven Sickles
- Keith Stein
- Robert Sturm

Others Present:

- Peter Skivington, Esq., Town Attorney
- Pamela Rychlicki, Town Board Representative
- John Paul Schepp, P.E., Chatfield Engineers, Town Engineer
- Mark Schroeder, Town Highway Superintendent
- See attendance sheet

PLEDGE OF ALLEGIANCE

Chairman Sturm

APPROVAL OF MINUTES

Motion:

Ms. Crunden approves January 25, 2017 Planning Board Meeting Minutes with proposed change

Seconded by: Mr. Callan

Aye: Chairman Sturm, Mr. Middleton, Ms. Rychlicki, Mr. Sickles, Mr. Stein

Nay: None

Motion was carried

INFORMATIONAL: OAK KNOLLS MANOR

Dan & Julie Welch

Tax Map: 23.-1-20.1

3956 Caledonia Avon Road, Caledonia NY 14423

<https://www.oakknollsmanor.com/>

Chairman Sturm welcomed Mr. and Mrs. Welch to the meeting.

Discussion:

- Mr. Welch discussed their plan for updating and remodeling a barn located on their property with a goal of having a wedding and special event venue on their property
- Dominick & Daughters, Inc has begun foundation repairs on the barn
- Will be working with Caledonia Village Inn for catering. Village Inn will acquire permits/licenses required
- Parking will be designated on the 3 acres of open area on property. Base gravel will be used
- Welch's daughter will be running this business. Family has many years of experience in catering and event planning. Mr. Welch is an owner of a catering software company, CaterTrax.
- Would like to begin hosting events in late fall of 2017 or spring of 2018. Operations will be seasonal
- Town Attorney, Peter Skivington discussed the fact that the property being zoned Rural-Residential (RR) must be looked into to ensure that this business can be included within the Town of Caledonia's Code. He advised the Welch's to work with their attorney, David Henehan.
- It was advised that the Welch's contact Tom Perkins, Code Enforcement Officer to discuss the project and any specific regulations pertaining to them
- The Welch's will come back for the March 22, 2017 Planning Board meeting and we will discuss further

INFORMATIONAL: RE-ZONING & SITE PLAN REVIEW

Suit-Kote Corporation

Brennan Bezon, Steve Rebman, TDK Engineering

Tax Map: 1.-1-19.12, 1.-1-19.13, 1.-1-18.11

159 Flint Hill Road, LeRoy, NY 14482

Chairman Sturm welcomed Mr. Bezon, Mr. Rebman and TDK Engineering representatives to the meeting.

Discussion:

- Mr. Bezon presented an overview of the proposed project
- Town Attorney, Peter Skivington advised that the Town Board has preliminary approved
- The Re-Zoning Application and Site-Plan will be reviewed at the Livingston County Planning Board meeting on March 9, 2017.
- There is a Public Hearing scheduled on March 16, 2017 regarding Re-Zoning of the properties.
- Once approved Final Site Plan Review can be scheduled with the Planning Board.
- Mr. Schepp advised Suit-Kote to consider the visual impact when driving by. A row of evergreens may be beneficial to create a buffer.
- TDK Engineering will complete SEQR Part 1 separately for Re-zoning Application and Site Plan Application
- Mr. Schepp will help the Town Board and Planning Board complete SEQR Parts 2 & 3.
 - Town Board is the lead on Re-Zoning
 - Planning Board is the lead on Site-Plan

LIVINGSTON COUNTY PLANNING BOARD MEETING UPDATE

No update

OLD BUSINESS

- Discussion: What areas are in need of change? Per February 9th Town Board Meeting
 - In regards to Town Code/Comprehensive Plan the group needs to review and make a list of major concerns and then make recommendations to the Town Board.
 - Specifically, Flint Hill Road zoning and CRC Zoning
 - Ms. Crunden feels that the Code is very updated as it was updated in 1994 and most recently 2008. Mr. Schepp agrees, and says that E-Code is very easily searched and our code seems to be right on par with others. Developmental Regulations may need to be updated, but we have not needed to use them.

ADJOURNMENT

Motion: Mr. Stein motions to adjourn at 8:50PM

Seconded by: Ms. Crunden

Aye: Chairman Sturm, Mr. Callan, Mr. Middleton, Ms. Rychlicki, Mr. Sickles

Nay: None

Motion was carried

Minutes of this meeting were prepared by Katie Hillman, and constitute her understanding of the discussions. If you have any questions, comments, or corrections regarding these minutes, please contact the undersigned, in writing, immediately.

Respectfully submitted,



Katie Hillman
Planning Board Clerk
Town of Caledonia