

# *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, September 27, 2017 in the Town Hall.

### **MEETING CALLED TO ORDER**

7:30PM by Chairman Sturm

Board Members Present:

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

Board Member Absent:

- Jenea Rychlicki

Others Present:

- Thomas Perkins, Town Code Enforcement Officer
- Pamela Rychlicki, Town Board Representative
- See attendance sheet

### **PLEDGE OF ALLEGIANCE**

Chairman Sturm

### **APPROVAL OF MINUTES**

Motion: Ms. Crunden approves July 26, 2017 Planning Board Meeting Minutes with correction to board members present.

Seconded by: Mr. Sickles

Aye: Chairman Sturm, Mr. Middleton, Mr. Stein

Nay: None

Motion was carried

### **INFORMATIONAL**

Scott & Lisa Mielke

Tax Map: 13.-1-62.38, 13-1-62.39

Lot #8 & Lot #9 Neale Road

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

- Currently own both parcels and would like to combine them as one so that a house and pole barn can be built in center of property.
- Since all the lots were engineered as individual building lots with septic, well, and a driveway, Mr. Perkins stated that they would need to have the lot re-engineered and come back with a new Site Plan.
- 7:40PM Mr. Callan arrived
- Mr. & Mrs. Mielke will:
  - Contact Tami Snyder, Town Assessor to obtain paperwork to combine the lots
  - Work with surveyor to obtain new MYLAR
  - Contact Planning Board Clerk to get on the agenda once completed for approval

Motion: Mr. Middleton approves Lot #8 & Lot #9 be combined pending re-engineering of property

Seconded by: Mr. Sickles

Aye: Chairman Sturm, Ms. Crunden, Mr. Callan, Mr. Stein

Nay: None

Motion was carried

### **TOWN BOARD UPDATE**

- None

### **LIVINGSTON COUNTY PLANNING BOARD MEETING UPDATE**

- See attached

### **INFORMATIONAL: MINOR SUBDIVISION**

Kim Stokoe

Tax Map: 3.-1-15, 3.-1-13.2

Corner of Cox Road and South Road Minor Subdivision

Chairman Sturm welcomed Ms. Stokoe to the meeting.

- Ms. Stokoe would like to have woods subdivided off from property, adjoining neighbor will purchase.
- Land is in the Genesee Valley Conservancy
- Planning Board doesn't see an issue with this. Ms. Stokoe will obtain the MYLAR and contact Planning Board Clerk to be placed on the agenda for final approval when ready.

### **FINAL SITE PLAN APPROVAL**

Affordable Great Locations, Inc., Scott Harter, P.E.

Tax Map: 23.-1-12.2

4294 Caledonia Avon Road

Chairman Sturm welcomed Mr. Harter.

- Mr. Harter reviewed the updated Site Plan with the board.
  - The boundary encroachment agreement was not provided. It is however noted on the Site Plan to be obtained at Livingston County. After much discussion, the Planning Board would like a condition regarding the boundary encroachment to be drafted between the Town of Caledonia's Attorney and AGL's attorney stating that if the mobile home is ever removed it cannot be replaced in the same spot. Once this is approved, Mr. Harter will come back to the Planning Board for Final Approval.

- Mr. Perkins, Town Code Enforcement Officer, emphasized that if the building plans change along the way, it is necessary for AGL to appear before the Planning Board and update. Mr. Harter agreed. Mr. Perkins also noted he received a call from the State DOT questioning the four parking spots, asphalt islands, and landscaping as it is all located in the State easement. A letter will be sent to AGL from State DOT asking for it to be removed or they will be charged a yearly fee. Mr. Perkins stated that if a letter is received and AGL decides to change the current Site Plan due to this, that they must return to the Planning Board and update. Mr. Harter agreed.
- The Planning Board does not approve this project at this time until the following items are addressed:
  - Boundary encroachment agreement with Attorney's
  - State DOT parking/landscaping issues – if plans are to be adjusted
- Mr. Harter will stay in contact with Planning Board Clerk

**ADJOURNMENT**

Motion: Mr. Stein motions to adjourn at 8:55PM

Seconded by: Mr. Middleton

Aye: Chairman Sturm, Ms. Crunden, Mr. Callan, 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