

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, June 27, 2018 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:

- Pamela Rychlicki, Town Board Representative
- John Paul Schepp, Chatfield Engineers
- Peter Skivington, Town Attorney
- See attendance sheet

PLEDGE OF ALLEGIANCE

Mr. Callan

APPROVAL OF MINUTES

Motion: Chairman Sturm approves March 28, 2018 Planning Board Meeting Minutes

Seconded by: Mr. Sickles

Aye: Mr. Callan, Ms. Crunden, Mr. Middleton, Ms. Rychlicki, Mr. Stein

Nay: None

Motion was carried

INFORMATIONAL MINOR SUBDIVISION

Dean Estes

Tax Map: #5.-1-15.111

Chairman Sturm welcomed Mr. Boylan to the meeting.

- Mr. Boylan reviewed the proposed minor subdivision of Dean Estes property.
 - Approximately 4 acres will be subdivided from 38 to be sold to Puncher Development

Motion: Mr. Stein motions to hold a Public Hearing on July 25, 2018 at 7:30PM for said Minor Subdivision

Seconded by: Ms. Crunden

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

Nay: None

Motion was carried

INFORMATIONAL: SITE PLAN

Julie May/Cary Beegly

Tax Map: #1.-1-22 #1.-1-12

Chairman Sturm welcomed Ms. May and Mr. Beegly to the meeting.

- Ms. May and Mr. Beegly are looking to improve these vacant properties.
 - Small self-contained park modals, could be year-round or not, ultimately would be considered a RV Park
- Attorney Skivington suggests that site plans be developed. Be sure to review the Town code with an engineer and bring back to the Planning Board. If the Planning Board approves the plans, a referral to the Zoning Board of Appeals (ZBA) would be motioned.
- Ms. May and Mr. Beegly agree and will get in touch with Planning Board Clerk if they decide to move forward with the Site Plan.

PRELIMINARY SITE PLAN REVIEW

Livingston Solar, LLC

Tax Map: #33.-1-2.1

Caledonia Avon Road

Chairman Sturm welcomed Mr. Fishel and Mr. Schechter to the meeting.

- Mr. Fishel presented to proposed project
 - 10 acres of solar rays
 - Lease agreement with Bruce Howlett – has decommissioning agreement and dismantling bond
 - Panels have a 25-year warranty but typically last approximately 40 years
 - 18 – 24 inches off the ground, 9 feet between rows
 - Bruce Howlett will maintain the property
 - Project is being coordinated with Army Corp of Engineers
- The Planning Board declared as SEQR Lead Agency
- Attorney Skivington suggests attending our next meeting Wednesday, July 25, 2018 with renderings and photos of other projects to be reviewed
- Mr. Schepp, Town Engineer has a few concerns
 - Security Lighting
 - Glare Study
 - Bond decommissioning – consider many options
 - Types of plantings and maintenance (Planning Board can declare ie. Pollinator plants)
- Mr. Fishel will be in contact with Planning Board Clerk

TOWN BOARD UPDATE

- Town Board is sending Affordable Great Locations back to the Planning Board to reapply for the north side of the road's site plan

LIVINGSTON COUNTY PLANNING BOARD MEETING UPDATE

- See attached

OLD BUSINESS

- Thomas Murphy of Valley Sand & Gravel will be at the July meeting to update the Board on the berm plantings

ADJOURNMENT

Motion: Ms. Crunden motions to adjourn at 9:20PM

Seconded by: Mr. Stein

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,

A handwritten signature in blue ink that reads "Katie Hillman". The signature is written in a cursive, flowing style.

Katie Hillman
Planning Board Clerk
Town of Caledonia