

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, August 22, 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:

- John Paul Schepp, Chatfield Engineers
- Peter Skivington, Town Attorney
- See attendance sheet

PLEDGE OF ALLEGIANCE

Ms. Crunden

APPROVAL OF MINUTES

Motion: Mr. Middleton approves July 25, 2018 Planning Board Meeting Minutes

Seconded by: Mr. Stein

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

Nay: None

Abstain: Ms. Crunden as was not at last meeting

Motion was carried

PRELIMINARY SITE PLAN REVIEW

Affordable Great Locations

Tax Map: #23.-1-21.535

4305 Caledonia-Avon Road

Chairman Sturm welcomed Mr. Harter to the meeting.

- Mr. Harter is resubmitting this project for Site Plan review per the Town Board (see attached letter) as the use of the originally proposed building has evolved.
- Mr. Harter reviewed the current site plan and conceptual architectural drawings as the footprint has significantly changed and it is his request that this be resubmitted to Livingston County Planning for their review/comment.

- Ms. Crunden asked Mr. Harter to include copies of any permits they receive for the project, specifically Department of Health (DOH) and driveway.
 - Mr. Harter stated that he has submitted to DOH but has not received anything back to date
 - Driveway permit was included in current Site Plan application paperwork
- The Board noted some minor details on the conceptual Morton drawings and asked that they be updated
- Mr. Harter will make and request updates to the plans and have all required paperwork both electronically and hard copy to Planning Board Clerk no later than Friday, August 31, 2018.
- Once LCPB comments are received Final Site Plan Approval will be scheduled.

INFORMATIONAL

Oak Knolls Manor
 Tax Map: #23.-1-20.1
 3956 Caledonia Avon Road

Chairman Sturm welcomed Mr. Welch to the meeting.

- Mr. Welch wanted to let the Board know how appreciative he is of the quick submission to Livingston County Planning Board (LCPB) for their review/comment on the proposed project and special use permit and discuss their comments. See attached letter.
- Town Engineer, Mr. Schepp stated he will review the site plan and communicate with he projects engineers should there be any concerns.
- As the project is moving forward and the LCPB approved the project, Mr. Welch would like to move forward with a Public Hearing for a Special Use Permit.

Motion: Mr. Sickles motions to schedule a Public Hearing 9/26/2018

Seconded by: Ms. Crunden

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

Nay: None

Motion was carried

PRELIMINARY SITE PLAN REVIEW

Livingston Solar, LLC
 Tax Map: #33.-1-2.1
 4532 Caledonia-Avon Road

Chairman Sturm welcomed Mr. Fishel and Mr. Blake (C2 Energy’s attorney) to the meeting.

- Review of LCPB comments (see attached letter).
- Review of proposed plantings. Board members are very impressed with the proposal.
- Mr. Fishel has yet to receive a response from the Army Corps of Engineers on their concurrence that the work in the wetlands would not require a wetland permit.
- Attorney Skivington noted that there are still two outstanding issues: decommissioning and PILOT Program. They are working diligently and will have more details prior to the next meeting.
- Currently, Town Engineer, Mr. Schepp does not foresee any issues
- Mr. Fishel is requesting a Public Hearing be scheduled for September with site plan approval contingent on a written response regarding the wetlands permit from the Army Corps of Engineers.

Motion: Mr. Stein motions to schedule a Public Hearing 9/26/2018 with site plan approval contingent on a written response regarding the wetlands permit from the Army Corps of Engineers

Seconded by: Mr. Sickles

Aye: Chairman Sturm, Ms. Crunden, Mr. Callan, Mr. Middleton, Ms. Rychlicki
Nay: None
Motion was carried

TOWN BOARD UPDATE

None, no representative at tonight's meeting

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Ms. Crunden discussed what projects were reviewed at the County Planning Board meeting

OLD BUSINESS

Motion: Mr. Stein motions that a letter be drafted to the Town Board to review the Solar Zoning and consider whether a moratorium should be passed in the future.

Seconded by: Mr. Middleton

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

Nay: None

Motion was carried

ADJOURNMENT

Motion: Ms. Crunden motions to adjourn at 8:53PM

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,



Katie Hillman
Planning Board Clerk
Town of Caledonia