

# *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, January 25, 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:

- Daniel Magill, Esq., Town Attorney
- Thomas Perkins, Town Code Enforcement Official
- Pamela Rychlicki, Town Board Representative
- John Paul Schepp, P.E., Chatfield Engineers, Town Engineer
- See attendance sheet

### **PLEDGE OF ALLEGIANCE**

Chairman Sturm

### **APPROVAL OF MINUTES**

Motion:

Mr. Stein approves September 28, 2016 Planning Board Meeting Minutes

Seconded by: Mr. Sickles

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

Nay: None

Motion was carried

### **INFORMATIONAL: MINOR SUB-DIVISION OF PROPERTY**

Patrick Hickey

Tax Map: 13.-1-117

3678 Neale Road, Caledonia NY 14423

Chairman Sturm welcomed Mr. Hickey to the meeting.

Discussion:

- Mr. Hickey would like to sub-divide his current property into two parcels.
- In proposed sub-division this would leave the Rothrock property landlocked. Mr. Hickey and lawyers had proposed an agreement for an easement approximately 10 years ago, in which they refused to sign. Mr. Middleton and Mr. Stein discussed that an easement needs to be obtained or when surveyed it could be done in a way that gives the Rothrock's driveway access. It was also advised that Mr. Hickey work with Mr. Perkins on setbacks, etc. for property lines.
- Mr. Hickey will stay in touch and return once an easement is obtained.

**INFORMATIONAL: MINOR SUB-DIVISION OF PROPERTY**

Russell & Elizabeth Barber

Tax Map: 6.1-18.1

2482 Skelly Road, Caledonia NY 14423

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

Discussion:

- Mr. and Mrs. Barber presented their plan to sub-divide their property.
- The Planning Board advised the Barbers to keep the property line which follows a ditch on the east side of the ditch so that it can be maintained.
- The Planning Board advised the Barbers to survey their property and move forward
- No vote was taken.

**SITE PLAN REVIEW**

Suit-Kote Corporation

Brennan Bezon & Steve Rebman

Tax Map: 1.-1-19.12

159 Flint Hill Road, LeRoy, NY 14482

Chairman Sturm welcomed Mr. Bezon and Mr. Rebman to the meeting.

Discussion:

- Mr. Bezon presented the proposed project
- Project would be phased. Phase 1 would include emulsion facility and purchase of Callan property.
- Own a construction division and would be completing all construction on site themselves
- Tank Height 35' – 45' max
- Tanks are empty in the off-season
- Fumes from tanks would be minimal. Asphalt is transferred by hoses and pumps. They have never received a complaint at Rochester facility, which is set-up like this site would be.
- Water is used in production. Would use current well on property and eventually hook into MCWA.
- There is no waste water. Would only be storm run-off, comply with DEC. Mr. Schepp, advised that they will need a storm water plan.
- Operations are seasonal, April through October with 20-25 trucks operating each day.
- There is little to no waste
- Safety is their top propriety
- Phase 1 comparison – see Oriskany, NY site
- Approximately 2 mechanics in shop year round

- Will add approximately 20 employees in Phase 1
- Phase 2 would be completed over time, approximately 5-10 years, dependant on business and economic growth.
- Phase 2 comparison – see Buffalo, NY site
- Will add approximately 40 – 50 employees in Phase 2

Motion: Chairman Sturm motions to hold a Public Hearing

Seconded by: Mr. Stein

Aye: Mr. Callan, Ms. Crunden, Mr. Middleton, Mr. Sickles

Nay: None

Abstained: Ms. Rychlicki

Motion was carried

### **FINAL SITE PLAN APPROVAL**

Livingston Associates

Glenn Thorton, P.E., Thorton Engineering, LLP

Tax Map: 5.-1-6

80 River Road, Caledonia, NY 14423

Chairman Sturm welcomed Mr. Thorton to the meeting.

Discussion:

- Mr. Thorton reviewed the project, with amendments specified by the Caledonia Town Board.
- Chairman Sturm asked when development will begin along the driveway. Mr. Thorton responded that he is sure at sometime development will begin, but they will be sure to follow the appropriate procedure and come to the Planning Board for approvals.
- Swing gate will be used; first one to arrive in the morning will open and will be closed at the end of the day.
- Chairman Sturm asked this to be a matter of record: In his opinion he does not believe this project has to do with traffic safety issues. There was no input from the Planning Board, went to the Town Board, it is like when you do not like the answer mom gives, you go and ask dad. This is a one man town. He feels this is a huge disservice to the Schmitt's and other neighbors.
- Mr. Sturm discussed his frustration that the fact this company did not know that it needed a permit in a PUD is very hard to believe as they have been around so long.
- Mr. Stein said that he attended the last Town Board meeting and the neighbors changed their opinions and are now for this project.
- Mr. Schepp believes Livingston County granted the driveway permit due to the sight distance improvement

Motion: Mr. Sickles motions to approve the Final Site Plan

Seconded by: Ms. Crunden

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

Nay: Chairman Sturm, Mr. Middleton

Motion was carried

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

Ms. Crunden discussed September, October, November, and December meetings (see attached).

Training updates are available, Ms. Crunden will send to Katie Hillman, Clerk, to distribute.

**OLD BUSINESS**

Chairman Sturm invited, Town Board representative, Pamela Rychlicki to the table.

Chairman Sturm attended the AFPB meeting in November in which the discussion revolved around the Town of Geneseo being in the final stages of going through their comprehensive plan. They have updated in 2008 and now again in 2016. They developed a Steering Committee of many different members in the community. A major update was rezoning and making a Farmland Protection Plan. Chairman Sturm feels the fact that our Comprehensive Plan has not been updated since 1964 is going to hurt the town in the future and does not understand why we cannot move forward with updating it.

Ms. Crunden proposed the Planning Board draft a letter to the Town Board regarding these concerns of the Farmland Protection Plan and the Comprehensive Plan and discuss at the next board meeting. All were in agreement. Katie Hillman, Planning Board Clerk will contact Laurie Sattora, Town Clerk to have the Planning Board placed on the February agenda.

Chairman Sturm read aloud a letter he received from Supervisor Pangrazio regarding Planning Board compensation. Board members discussed and some advised that they would rather not be compensated. Pamela Rychlicki encouraged the Planning Board to also bring these concerns to Supervisor Pangrazio at the next Town Board Meeting. Katie Hillman, Planning Board Clerk will also contact Laurie Sattora, Town Clerk and have this added to the February agenda.

**ADJOURNMENT**

Motion: Ms. Crunden motions to adjourn at 9:32PM

Seconded by: Ms. Rychlicki

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

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

Livingston County Planning Board Meetings

**September 08, 2016 - Total Training Meeting**

- Planning & Zoning

Roles and Responsibilities

- Review 2016 Livingston County Population Profile
- Livingston County Community Needs Assessment

Employment

Household income

Teen services

Safety

Access to Food and Medical

**October 13,2016-Zoning Referrals - NINE**

- **Town and Village of Nunda** Update to Zoning Laws
- **Town Leicester**-Machine shop variance
- **Town Geneseo**-Site Plan Review, Special Use and subdivision Review of Senior Citizen Housing
- **Town York**-Zoning Amendment to Prohibit High Impact Industrial Use.
- **Town Livonia**-Site Plan Review, area variance, conditional use for gas station
- **Town Geneseo**-Long Point Park Master Plan
- **Town York**-Area variance for building heights for cheese silo
- **Town Springwater**-Review Comprehensive plan

**November 10,2016-Zoning Referrals - FOUR**

- **Town Avon**-Site Plan review, special use and area Variance-vintage barn
- **Village Caledonia**-site plan review for bar, restaurant and event center.
- **Town Avon**-“Site Design and Land Development”
- **Town Geneseo**-Site plan, subdivision and special use for Dunkin Donuts.

**December 08,2016-Zoning Referrals - FOUR**

- **Town York**-Site plan, special use creation Wind Overlay District.
- **Town Mt. Morris**-Review and amend fee schedules and signage.
- **Town Sparta**-site plan Review, special use and subdivision for private school
- **Village Mt. Morris** –Review site plan for parking lot.