

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, April 26, 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
- Keith Stein
- Robert Sturm

Board Member Absent:

- Steven Sickles

Others Present:

- John Paul Schepp, P.E., Chatfield Engineers, Town Engineer
- Pamela Rychlicki, Town Board Representative
- See attendance sheet

PLEDGE OF ALLEGIANCE

Chairman Sturm

APPROVAL OF MINUTES

Motion:

Mr. Stein approves March 22, 2017 Planning Board Meeting Minutes

Seconded by: Mr. Callan

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

Nay: None

Motion was carried

INFORAMTIONAL

Minor Subdivision

Heidi Kelley

Tax Map: 2.-1-9.1

17 Spring Street

Chairman Sturm welcomed Ms. Kelley to the meeting.

Discussion:

- Would like to subdivide 2 acres from 10 acre parcel
- Board discussed and gave Ms. Kelly the go ahead to have the property surveyed and come back next month for review

APPROVAL 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 final plans to sub-divide their property.
- The Planning Board reviewed the plans and saw no issues

Motion: Mr. Middleton motions to accept the final plans of Minor Subdivision

Seconded by: Mr. Stein

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

Nay: None

Motion was carried

- Chairman Sturm signed the MYLAR, Mr. and Mrs. Barber will deliver to the County.

INFORMATIONAL

Dan & Julie Welch Oak Knolls Manor

Tax Map: 23.-1-20.1

3956 Caledonia Avon Road

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

Discussion:

- Barn renovations are estimated to be completed by the end of May
- They would like to keep the process moving for a permitted use or zoning addition for Vintage Barns
- Due to code compliance and cost, they have decided to not put in a commercial kitchen, just a catering kitchen. Also, will not be offering accommodations.
- They will continue to move forward with Site Plan, anticipate coming back in June and will contact the Planning Board Clerk to be placed on the agenda.
- Ask to be updated on zoning change, understand it takes time, but would like to be kept in the loop as it progresses.

INFORMATIONAL

Affordable Great Locations Inc.

Tax Map: #23.1-21.534, 23.-1-21.312, 23.-1-21.535, 23.-1-12.2

4305 Caledonia Avon Road

Chairman Sturm welcomed Mr. Hurd and Mr. Harter to the meeting.

Barn/Parking Discussion:

- Location of barn has been changed and the face of the barn updated to look more professional
- Parking behind the barn will be for equipment and employee parking only. Mobile home storage is prohibited

- Barn will be used to hold employee meetings, locking tool storage, warehouse for inventory, warranty and manufacture parts
- Frontage will be pavement, including driveway to River Road. Other parking areas will be gravel
- Planning Board requests a buffer of evergreens along River Road to hid the construction equipment. This is to be shown on the Final Site Plan.
- Mr. Schepp, Town Engineer, recommended the three parcels be joined as one to eliminate the landlocked parcel.
 - Add driveway combining parcels due to interactivity at front and rear of property to limit vehicles going out on main route
 - If not combining all three parcels, combine the two eliminating the landlocked parcel and have cross easements developed in case the corner lot was ever sold in the future.
 - Utilities would be kept separate for each property as well (water/septic)
 - These details are to be shown on the Final Site Plan

Office Expansion Discussion:

- Mr. Hurd reviewed the conceptual plans
- Building will be doubling in size, one story addition
- Will be moving utilities, adding sidewalks, handicapped ramp, and removing large concrete pad
- Office will be used for: Sales Division, Accounts Receivable/Payable, and employees
- South property line currently goes through a structure, would like to have that amended
- Planning Board advised Mr. Hurd and Mr. Harter to move forward and contact Planning Board Clerk, Katie Hillman to be placed on the agenda when ready for site plan review

LIVINGSTON COUNTY PLANNING BOARD MEETING UPDATE

- Communities are struggling with zoning/code for vintage barns
- Avon Flea Market to construct four pole barns due to weather and add a fourth drive-in screen
- Town of Springwater began rewriting code for manufactured homes to be classified as three bedroom homes. Livingston County Planning reviewed and sent back to be rewritten
- Livonia is looking at adding solar guidelines

ADJOURNMENT

Motion: Ms. Rychlicki motions to adjourn at 9:10PM

Seconded by: Mr. Callan

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