

# *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, July 25, 2018 in the Town Hall.

### **MEETING CALLED TO ORDER**

7:30PM by Chairman Sturm

#### Board Members Present:

- Mark Callan
- George Middleton
- Jenea Rychlicki
- Steven Sickles (8:15PM Arrival)
- Keith Stein
- Robert Sturm

#### Board Members Absent:

- C. Joan Crunden

#### Others Present:

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

### **PLEDGE OF ALLEGIANCE**

Mr. Middleton

### **APPROVAL OF MINUTES**

Motion: Mr. Stein approves June 27, 2018 Planning Board Meeting Minutes

Seconded by: Mr. Callan

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

Nay: None

Motion was carried

### **PUBLIC HEARING**

Open at 7:37PM by Chairman Sturm

Chairman Sturm read the Legal Notice to the public. There was no one from the public in attendance for the Public Hearing. Mr. Boylan reviewed the proposed minor subdivision.

Motion: Mr. Middleton motions for Minor Subdivision Approval

Seconded by: Mr. Stein

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

Motion: Ms. Rychlicki motions to close the Public Hearing at 8:07PM  
Seconded by: Chairman. Sturm  
Aye: Mr. Callan, Mr. Middleton, Mr. Stein  
Nay: None  
Motion was carried

### **INFROMATIONAL**

Valley Sand & Gravel  
Berm Update

Chairman Sturm welcomed Mr. Murphy to the meeting.

- Mr. Murphy was asked by Mr. Perkins, Town Code Enforcement Officer to attend the meeting and give an update on the berm plantings. He shared a letter from the DEC (see attached) and discussed the issues with the plantings. Chairman Sturm said that what was proposed and approved looked like a state park and that is not what is currently there. Mr. Murphy said he will reach out to Evergreen and get a quote on some new landscaping to include so other types of trees to fill in and grow faster/better than what is currently there.
- Mr. Murphy will provide the planning board a written schedule including types of trees and grasses to be planted. He will attend the August or September Planning Board meeting and get all materials to Planning Board Clerk.

### **PRELIMINARY SITE PLAN REVIEW**

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

Chairman Sturm welcomed Mr. Welch and his engineer to the meeting.

- Since the last meeting, the driveway has been widened and extended
- Fire Code assessment has been completed
- Livingston County Health Department has been contacted
- Awaiting State DOT approval on sight distance

Motion: Mr. Middleton motions to declare the Town of Caledonia Planning Board as SEQR Lead Agency  
Seconded by: Ms. Rychlicki  
Aye: Chairman Sturm, Mr. Callan, Mr. Sickles, Mr. Stein  
Nay: None  
Motion was carried

Motion: Mr. Stein motions to send preliminary site plan to Livingston County Planning for their comments/review  
Seconded by: Mr. Sickles  
Aye: Chairman Sturm, Mr. Callan, Mr. Middleton, Ms. Rychlicki  
Nay: None  
Motion was carried

Pending Livingston County Planning's review, Mr. Welch will plan to attend August's meeting. Planning Board Clerk will be in contact.

**PRELIMINARY SITE PLAN REVIEW**

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

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

- Mr. Fishel reviewed proposed project
  - Vegetative perimeter buffers were discussed at length. The Planning Board is concerned with the general public’s view of the chain link fence that will be protecting the perimeter of the project.
    - Request that the chain link fence is covered along the north and west side of the fence with a vegetative buffer. Applicant will provide options at the next meeting.
    - Mr. Schecter asked the Planning Board what value this would add to the project and to consider that the taller the trees are they could impact the panels by shading them
  - Mr. Howlett, property owner, will be planting a ground cover of rye grass, pollinator perennials, and sunflowers. Will be mowed approximately 1 – 2 times a year (will be determined in Final Site Plan)
  - NYSEG is asking for a 20-foot right-away on the property to access power lines so that they can safely access them off of Route 5.

Motion: Ms. Rychlicki motions to declare the Town of Caledonia Planning Board as SEQR Lead Agency  
Seconded by: Mr. Callan  
Aye: Chairman Sturm, Mr. Middleton, Mr. Sickles, Mr. Stein  
Nay: None  
Motion was carried

Motion: Mr. Stein motions to send preliminary site plan to Livingston County Planning for their comments/review  
Seconded by: Mr. Sickles  
Aye: Chairman Sturm, Mr. Callan, Mr. Middleton, Ms. Rychlicki  
Nay: None  
Motion was carried

Pending Livingston County Planning’s review, Mr. Fishel will plan to attend August’s meeting. Planning Board Clerk will be in contact.

**TOWN BOARD UPDATE**

Continuing to work on the budget

**OLD BUSINESS**

Chairman Sturm spoke with Mary Underhill, Livingston County Planning, and she offered to host a Solar training at the Town Hall. All board members were in favor of having this meeting and will look for more information/date to come.

**ADJOURNMENT**

Motion: Mr. Middleton motions to adjourn at 9:15PM  
Seconded by: Mr. Stein  
Aye: Chairman Sturm, Mr. Callan, Mr. Middleton, Mr. Sickles, Ms. Rychlicki  
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